

SCHEDULE OF NEGOTIATIONS WITH LAND INTERESTS (CLEAN)

HyNet Carbon Dioxide Pipeline DCO

Planning Act 2008

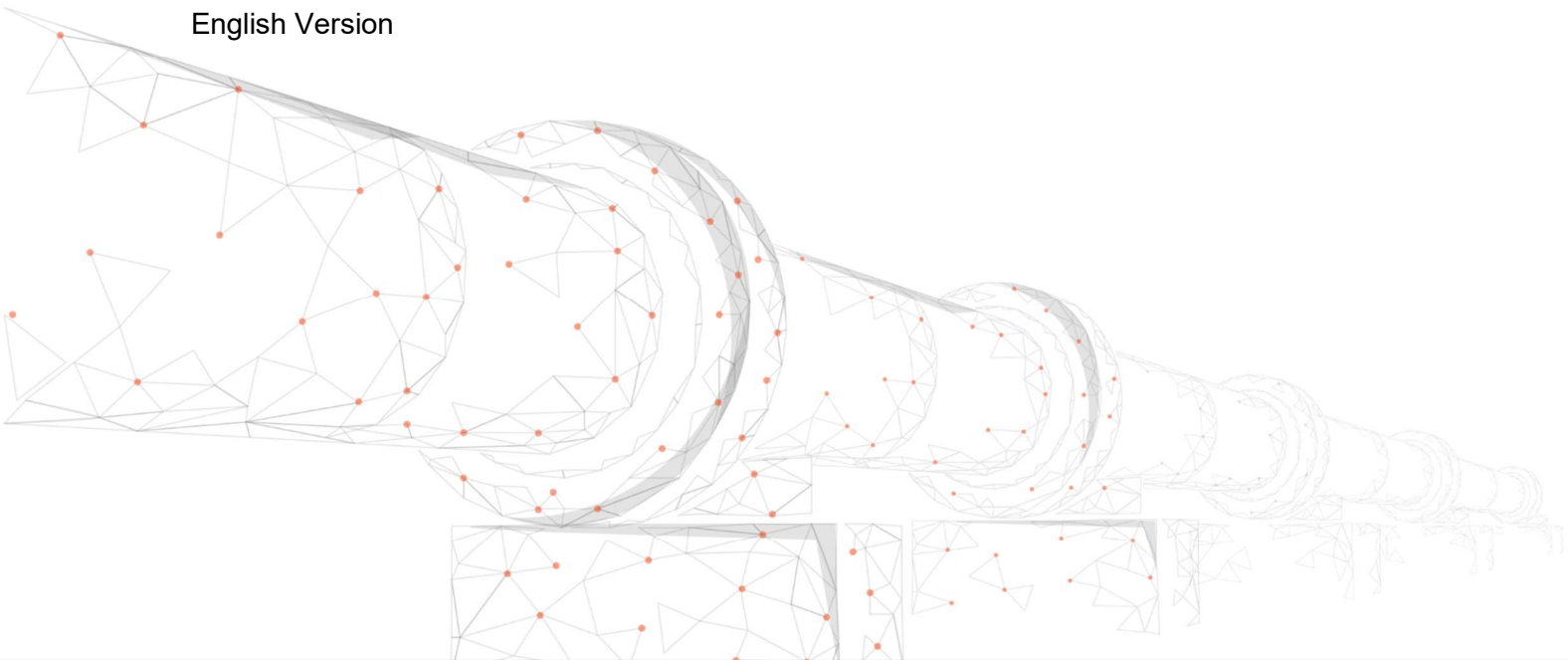
The Infrastructure Planning (Applications: Prescribed Forms and Procedure)
Regulations 2009 – Regulations 5(2)(h)

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Applicant: Liverpool Bay CCS Limited

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J	September 2023	Submitted at Deadline 8	RB	VB	AH
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Obj No.	Name / Organisation (Landowner / Tenant)	IP/ AP Ref No[1]	RR Ref No	WR Ref No	Other Doc Ref No	BoR Part 1, 2, 3?	Plots	Powers (CA(L)/ CA(SS)/ CA(R)/ TP[2])	Purpose for which powers sought	Duration of TP	CA?	Blight?	Detail of negotiations and progress made since last update	Agreed?[3]	Status and summary of Objection	Outstanding matters, next steps and progress anticipated by end of Examination
1	2 Sisters Food Group Limited		001			1	16-01	TP	Construction access only	Full construction programme	Y	N	Negotiations commenced September 2022. A letter was issued on 23 September 2022 to highlight to tenants that Heads of Terms had been shared with landowners and to encourage and facilitate engagement for an agreement. Follow ups were made to check receipt and to arrange a meeting prior to Christmas. Comments were received back and a meeting was held to review of the terms with the tenant and their landowner on 12 December 2022. An update was requested on 11 January 2023 and provided on 31 January. A site visit was requested with the tenant and landowner and undertaken on 10 February 2023. An update was requested on 15 March 2023 and provided to confirm the information gained from the site visit was under consideration. A meeting was requested with the tenant and landowner on 3 April 2023 to provide an update on the project. Meeting held on 6 April 2023 to discuss updates to Heads of Terms and Statement of Common Ground. Further to the meeting on 6 April 2023, a draft SOCG and further technical guidance was provided to the tenant and landowner on 11 April 2023. The Applicant held a meeting with the landowner and tenant on 26 April 2023 to discuss the SoCG and provide a project update. A further meeting was held with the operational management team on site on 5 May 2023. The Applicant issued the updated Statement of Common Ground on 22 May 2023. The Applicant issued updated Heads of Terms to the landowner on 23 May 2023. The Applicant received an email on 2 June 2023 from landowner confirming points of contact to deal with negotiations. Email response provided to landowner on 2 June 2023 and 5 June 2023 to arrange a meeting. Meeting held on 12 June 2023. The Applicant provided a response on 14 June 2023 relating to actions from 12 June 2023. The Applicant followed up on actions from the 14 June 2023 and issued updated Heads of Terms on the 15 June 2023. Further meeting held on 16 June 2023 to discuss the Statement of Common Ground. Landowner provided further feedback via email on 20 June 2023. The Applicant provided a further response on 30 June 2023. The Applicant sent an update email to the tenant's landlord on 14 July 2023. Email received from the tenant's landlord on 1 August 2023 to which the Applicant responded on 3 August 2023 providing an update on the Heads of Terms. The Applicant sent an email to the tenant's landlord on 11 August 2023 requesting a meeting to discuss the Heads of Terms. The tenant's landlord responded on the 11 August 2023 and again on 15 August 2023 to arrange a meeting for 16 August 2023. The Applicant and the tenant's landlord held a meeting on 16 August 2023 to discuss Heads of Terms, both parties agreed to provide further detail to progress negotiations. The Applicant sent a further email to the tenant's landlord on 1 September 2023 following up on points discussed in the teams meeting on 16 August 2023 and also to discuss the Statement of Common Ground. A response was then received from the tenant's landlord on 1 September and further email correspondence was had regarding the Heads of Terms. A further meeting was held with the tenant on 5 September 2023. The Applicant and tenant had further correspondence on 6 September 2023 regarding commercial points within the Heads of Terms. The Applicant sent a further email on 20 September 2023 to the tenants landlord regarding one final commercial point within the Heads of Terms. Both parties remain committed to reaching a voluntary agreement, however should this not be reached before the close of exam the Applicant will continue to negotiate with the tenant's landlord and the tenant to reach a suitable agreement as soon as possible.	N	Discussions ongoing. Issues relate to installation and construction impacts on business, liability, environmental effects, site, parking, costs etc.	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							16-06	TP	Working area	Full construction programme						
							16-11	TP	Working area	Full construction programme						
							16-11a		Pipeline	N/A						
2	3C Waste Limited					1	5-17	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022. A letter was issued on 23 September 2022 to highlight to tenants that Heads of Terms had been shared with landowners and to encourage and facilitate engagement for an agreement. Follow ups were made to check receipt and on request was emailed. Updated Heads of Terms were sent to the tenant on 6 April 2023. The tenant confirmed the instruction of a land agent on 11 April 2023. Email sent on 30 June 2023 offering opportunity for a virtual meeting. Chaser email sent 14 July 2023 requesting availability for a Teams meeting to provide project update. Response email received back from landowner on 14 July 2023, to which the Applicant responded on 14 July 2023 with a Teams meeting invite for 18 July 2023. Teams meeting rearranged from 18 July 2023 to 26 July 2023. Teams meeting held on 26 July 2023 to discuss the project proposals on the tenant's land and the timeframe left on the lease of the land. Chaser email sent to tenant on 24 August 2023 asking for more information relating to the lease left on the land. Tenant provided CAD drawing of environmental monitoring locations on the land on 24 August 2023. A further response with a number of other queries was received from the landowner on 30 August 2023 to which the Applicant responded on 1 September 2023. A further email was sent to the tenant's landlord on 18 September 2023 requesting an update on the Heads of Terms. Negotiations on signing the updated Heads of Terms are ongoing.	N	None received	Ongoing discussions and meetings. The lease on the land is due to end in the next month, so the Applicant will just be negotiating directly with the landowner.
							5-18	CA(L)	Mitigation	N/A						
							5-19	TP	Working area	Full construction programme						
							5-21	TP	Working area	Full construction programme						
							5-22	CA(SS)	Pipeline	N/A						
							5-23	CA(SS)	Pipeline	N/A						
							5-24	TP	Working area	Full construction programme						
							5-25	TP	Working area	Full construction programme						
							5-26	TP	Working area	Full construction programme						
6-01	CA(L)	Mitigation	N/A													

¹ IP/AP Ref Nos are not held by the Applicant or publicly available and has therefore been left blank

² CA(L): Compulsory acquisition of land at the surface; CA(SS): Compulsory acquisition of subsurface; CA(R): Compulsory acquisition of rights; TP: Temporary possession

³ Denotes if voluntary agreement has been reached with the landowner – where Y, row is highlighted green

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3	Airbus Operations Limited					1	14-20	CA(R)	Access to pipeline	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for access issued on 23 September 2022. An email was sent on 30 September 2022, advising of additional sections of land to be included in the Heads of Terms. Follow ups were made to check receipt and landowner requested meeting in November 2022. Attempts made to arrange meeting. Comments provided to understand the requirements and will provide a meeting date. Meeting date chased in December 2022 and January 2023. On 8 February 2023, further correspondence was had between Airbus and the Applicant relating to plans. Updated Heads of Terms were sent to the landowner on 6 April 2023. These were emailed again on 11 April 2023, with a request for availability for a meeting. The agreements were due to be sent onto external lawyers on 11 April 2023 and a call was to be arranged the following week if they had any queries. Follow up calls and email sent on 4 May and 16 May 2023 requesting availability for a meeting. Follow up email on 26 May 2023 to seek best contact at Airbus to speak with regarding Heads of Terms. Airbus confirmed on 30 May 2023 they met with external lawyers to review the Heads of Terms and comments were being sent back and a call could be scheduled to follow. Email sent on 1 June 2023 asking for availability. Update meeting held 14 June 2023 between the landowner and the Applicant. Comments on revised Heads of Terms agreements received back from landowner on 21 June 2023. Requested availability for follow up meeting to feedback on received comments on 22 June 2023. Chaser email sent to landowner to request availability for week commencing 17 July 2023. Landowner responded on 20 July 2023 asking for a Heads of Terms meeting. Teams meeting was arranged for 2 August 2023, however this had to be rearranged for week commencing 28 August 2023. The Applicant has agreed to provide a response to comments to Heads of Terms. Chaser email sent to landowner on 24 August 2023 asking for availability for a Teams meeting to discuss the revised Heads of Terms. Response received from the landowner on 29 August 2023 providing availability for a meeting. The Applicant responded on 3 September 2023 with a meeting invite for 14 September 2023. Meeting held on 14 September 2023 to discuss Heads of Terms in further detail. The landowner has agreed to provide further information relating to commercial points. Negotiations on signing the updated Heads of Terms are ongoing.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							14-21	CA(R)	Access to pipeline	N/A						
							14-22	CA(R)	Access to pipeline	N/A						
							14-23	TP	Working area	Full construction programme						
							14-24	TP	Working area	Full construction programme						
							14-25	TP	Working area	Full construction programme						
							14-26	TP	Working area	Full construction programme						
14-27	TP	Working area	Full construction programme													
4	A J Field Electrical Limited (formerly Alan James Field and Lisa Michelle Field)					1	17-29	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced with Alan and Lisa Field in May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. Landowner acknowledged receipt of the Heads of Terms on 26 July 2022. It was confirmed that the landowner is seeking legal representation and declined the option of a site meeting. Emailed on 14 September 2022 to request information to confirm the transfer of Church Lane. Landowner confirmed evidence would be provided by their solicitor. Evidence provided by their solicitor on 15 November 2022 confirming the ownership. Confirmation received in January 2023 that the Heads of Terms had been passed to a land agent. Updated Heads of Terms were sent to the landowner and agent on 31 March 2023. Heads of Terms emailed to the land agent on 3 April 2023. Follow up email sent to the land agent on 22 May 2023 and 1 June 2023 requesting an update on the Heads of Terms and offering a site meeting as no response has been provided on the Heads of Terms issued on the 31 March 2023. Call with land agent on 12 June 2023, who will consult with client and then revert with comments. Asked for an update from land agent on 23 June 2023 and requested availability for a follow up Teams meeting. Email sent on 11 July 2023 to land agent to request a Teams meeting. Response received from land agent and a Teams meeting arranged for 13 July 2023 to discuss Heads of Terms. Teams meeting rearranged from 13 July 2023 to 14 July 2023. Teams meeting held on 14 July 2023 with land agent to discuss Heads of Terms. Follow up email following Teams meeting sent to landowner's agent on 3 August 2023. Email sent to the landowner's agent on 24 August 2023 asking for availability for a Teams meeting to discuss the revised Heads of Terms. Further emails -were sent to the landowner's agent on 12 and 18 September 2023.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							17-31	TP	Working area	Full construction programme						
							17-34	TP	Construction access only	Full construction programme						
							17-39	CA(SS)	Pipeline	N/A						

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5	Alan James Field and Lisa Michelle Field					1	17-34 17-39	TP CA(SS)	Construction access only Pipeline	Full construction programme N/A	Y	N	Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. Landowner acknowledged receipt of the Heads of Terms on 26 July 2022 but expressed concern over the consideration payment value. It was confirmed that the landowner is seeking legal representation and declined the option of a site meeting. Emailed on 14 September 2022 to request information to confirm the transfer of Church Lane into this landowner's name as updated Land Registry still listed in previous ownership name. Landowner confirmed evidence would be provided by their solicitor. Evidence provided by their solicitor on 15 November 2022 confirming the ownership. Confirmation received in January 2023 that the Heads of Terms had been passed to a land agent. Updated Heads of Terms were sent to the landowner and agent on 31 March 2023. Updated Heads of Terms were sent to the landowner and agent on 31 March 2023. Heads of Terms emailed to the land agent on 3 April 2023. Follow up email sent to the land agent on 22 May 2023 and 1 June 2023 requesting an update on the Heads of Terms and offering a site meeting as no response has been provided on the Heads of Terms issued on the 31 March 2023. Call with land agent on 12 June 2023, who will consult with client and then revert with comments. Asked for an update from land agent on 23 June 2023 and requested availability for a follow up Teams meeting. Email sent on 11 July 2023 to land agent to request a Teams meeting. Response received from land agent and a Teams meeting arranged for 13 July 2023 to discuss Heads of Terms. Teams meeting rearranged from 13 July 2023 to 14 July 2023. Teams meeting held on 14 July 2023 with land agent to discuss Heads of Terms. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. Further to recent engagement with the landowners agent on 14 July 2023, The Applicant issued updated Head of Terms on 1 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. Email sent to the landowner's agent on 24 August 2023 asking for availability for a Teams meeting to discuss the revised Heads of Terms. Further emails were sent to the landowner's agent on 12 and 18 September 2023.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner

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6	Alan Johnson					1	11-06	CA(SS)	Pipeline	N/A	Y	N	<p>Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. Heads of Terms confirmed to have been passed to land agent on 11 August 2022. Comments have been provided on a number of clauses on the Heads of Terms provided by land agent. Meeting held with land agent for all associated clients on 14 September 2022. Key issues related to lift and shift clauses, consideration payments and professional fees. Follow ups with land agent on 23 November 2022. Land agent was contacted to arrange meetings for clients on 30 November, 2 and 6 December 2022, and followed up on 4 January 2023. Response received from land agent on 5 January 2023. Meeting held on 15 February 2023 to provide an update on the scheme. Updated Heads of Terms were sent to the landowner and agent on 15 March 2023. These were emailed again on 17 March 2023. Meeting held with land agent on 27 March 2023 to discuss the updated Heads of Terms. Further to the meeting on the 27 March 2023, the Applicant issued a response to the landowners' agent on 27 April 2023 providing an update on the key points relating to the Heads of Terms. Meeting arranged and held on 5 May 2023. The Applicant has been frequently requesting meetings with the landowner's agent to discuss the Heads of Terms - the Applicant is still awaiting confirmation from the landowner's agent on availability. A further follow up in this regard was sent on 18 May 2023. An email was received from the land agent on 23 May 2023 but did not provide a response to the Applicant's request for engagement or further meetings. Update meeting held with the landowner's agent on 12 June 2023 to discuss Heads of Terms. Call made to landowner's agent on 23 June 2023 to discuss Heads of Terms. Email sent to landowner's agent on 30 June 2023 requesting a meeting week commencing 3 July 2023 to discuss Heads of Terms. Further email sent to land agent on 11 July 2023 requesting availability for client meetings to further discuss Heads of Terms as no response received to email on 30 June 2023. The Applicant held a meeting with the landowners agent on 20 July 2023 to discuss the Heads of Terms and provide an update on the project. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. Further to recent engagement with the landowners agent on 20 July 2023, The Applicant issued updated Head of Terms on 1 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. The Applicant sent an email to the landowner's agent on 21 August 2023 requesting a meeting to discuss the updated commercial offer within the latest Heads of Terms issued on 1 August 2023. The Applicant received a response from the landowner's agent on 22 August 2023 advising they do not wish to have any further meetings until the commercial offerings are further increased and that they will not be taking any steps to move forward unless the commercial offer is increased again. The Applicant responded on 30 August 2023 to express their disappointment that the landowners' agent did not wish to further engage. The Applicant also reiterated that the uplifted commercial offering in place reflects recent comparable land transactions, is considered by the Applicant's advisors to be a fair reflection of the current open market value of the land, and no further increases are proposed. A further response was then received on 31 August 2023 from the landowner's agent clarifying that they would continue to engage with the Applicant. The Applicant responded to the landowner's agent on 31 August 2023 reconfirming their position on the commercial offering. The Applicant will seek to meet with the landowner's agent in order to try and resolve this matter. The Applicant received a response from the landowner's agent on 5 September 2023 advising they would be willing to meet for a meaningful discussion. The Applicant responded on 8 September 2023 and provided further evidence of recent comparable market transactions and requested a meeting to discuss the Heads of Terms. The Applicant met with the landowner's agent on 11 September 2023 and provided a general project update in terms of examination timescales and progress. Further emails were exchanged prior to this meeting. The landowner's agent called the Applicant on 12 September 2023 to request the landowner's uplifted Heads of Terms be sent to two of their colleagues - the Applicant emailed the Heads of Terms on 13 September 2023. The Applicant sent a further email on 20 September 2023 requesting availability for a meeting to have a further discussion on the Heads of Terms, in particular regarding recent comparable market transactions. Negotiations on signing the Heads of Terms are ongoing.</p>	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							11-07	CA(R)	Access to pipeline	N/A						
							11-08	CA(SS)	Pipeline	N/A						

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7	Alexis Moores and Donatella Moores Tenant: D Boyling & Partners					1	11-10	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. Land agent acknowledged receipt of the Heads of Terms on 27 July 2022, saying the landowners were away until September 2022. Two attempts to call the land agent were made on 21 September 2022 to arrange a meeting. The land agent responded, asking for our site meeting request to be put into an email, and from there he would revert back to his clients. A further letter was issued on 23 September 2022 to highlight to tenants that Heads of Terms had been shared with landowners and to encourage and facilitate engagement for an agreement. A further letter was issued on 29 September 2022 with Heads of Terms for 100 m optionality required for a single plot. Land agent was contacted to arrange a meeting on 5 and 7 October 2022 and meeting was held on 12 October 2022 with land agent. Confirmed discussions can continue. A further meeting was held on 20 January 2023 to provide a project update. An email was sent to the land agent updating on the update of Heads of Terms. Updated Heads of Terms were sent to the landowner and agent on 31 March 2023. These were emailed again on 3 April 2023. Follow up call and email to land agent for update on Heads of Terms negotiations made on 14 June 2023. Teams meeting to be arranged. Follow up email sent to land agent on 23 June 2023 asking for availability for following week for a meeting. Meeting has been arranged for 5 July 2023. Teams meeting arranged for 17 July 2023 to discuss Heads of Terms. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. Further to recent engagement with the landowners agent on 17 July 2023, The Applicant issued updated Head of Terms on 1 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. Follow up email sent to land agent on 24 August 2023 requesting feedback on revised Heads of Terms and offering a Teams meeting. Email received from the landowner's agent confirming it is unlikely to progress due to not having authority from one of the landowners and having no contact details despite best endeavours. A further follow up email was sent to the landowners' agent on 12 September 2023. Negotiations on signing the updated Heads of Terms are ongoing.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner.
							11-11	CA(SS)	Pipeline	N/A						
							11-13	CA(SS)	Pipeline	N/A						
							11-14	CA(SS)	Pipeline	N/A						
							11-16	CA(SS)	Pipeline	N/A						
8	Allison Violet Wood (formerly known as Allison Violet Holmes)					1	17-40	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced September 2022. Correspondence and statutory site notices left at property and correspondence return undelivered. Telephone number identified w/c 26 September 2022 and Heads of Terms sent on 29 September 2022. Follow up attempted and left voicemail with landowner on 10 November 2022. Update Heads of Terms were issued on 11 November 2023. Followed up with landowner attempted on 21 November and 14 December 2022 and 21 January 2023, and landowner confirmed receipt. Attempted site visit on 1 March 2023, but no answer. Updated Heads of Terms were sent to the landowner and agent on 15 March 2023. Followed up on 16 March 2023 and landowner noted change to address and updated Heads of Terms reissued. Followed up on 12 April 2023 and site meeting held on 19 April 2023. Emailed on 16 May 2023 to check if Heads of Terms were to be signed and landowner responded on 16 May 2023 that they were not prepared to sign at this stage. Further engagement with landowner on 4 August 2023 to check for tenants on the land. The Applicant emailed another copy of the Heads of Terms to the landowner. Attempts to call the landowner were made and a follow up email sent by The Applicant on 24 August 2023, offering the landowner an opportunity to have a call to discuss the project's proposals. A further follow up email was sent to the landowner on 12 September 2023. The landowner responded on 12 September saying they would like a call. Calls were made to the landowner on 14 and 18 September 2023 but the landowner was unavailable. The Applicant sent a further email on 20 September 2023 requesting availability for a follow-up call.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							17-41	CA(SS)	Pipeline	N/A						

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9	Amber Real Estate Investments (Industrial) Limited Tenant: 2 Sisters Food Group Limited					1	16-01	TP	Construction access only	Full construction programme	Y	N	Negotiations commenced September 2022. A letter was issued on 23 September 2022 to highlight to tenants that Heads of Terms had been shared with landowners and to encourage and facilitate engagement for an agreement. Follow ups were made to check receipt and to arrange a meeting prior to Christmas and a meeting was held to review of the terms with the tenant and their landowner on 12 December 2022. An update was requested on 11 January 2023 and provided on 31 January. A site visit was requested with the tenant and landowner and undertaken on 10 February 2023. An update was requested on 15 March 2023 and provided to confirm the information gained from the site visit was under consideration. A meeting was requested with the tenant and landowner on 3 April 2023 to provide an update on the project. Meeting held on 6 April 2023 to discuss updates to Heads of Terms and Statement of Common Ground. Further to the meeting on 6 April 2023, a draft SOCG and further technical guidance was provided to the tenant and landowner on 11 April 2023. The Applicant held a meeting with the landowner and tenant on 26 April 2023 to discuss the SOCG and provide a project update. A further meeting was held with tenant's operational management team on site on 5 May 2023. The Applicant issued the updated Statement of Common Ground on 22 May 2023. The Applicant issued updated Heads of Terms to the landowner on 23 May 2023. Received an email on 2 June 2023 from landowner confirming points of contact to deal with negotiations. Email response provided on 2 June 2023 and 5 June 2023 to arrange a meeting. Meeting held on 12 June 2023. The applicant provided a response on 14 June 2023 relating to actions from 12 June 2023. The Applicant followed up on actions from the 14 June 2023 and issued updated Heads of Terms on the 15 June 2023. Further meeting held on 16 June 2023 to discuss the Statement of Common Ground. Landowner provided further feedback via email on 20 June 2023. The Applicant provided a further response on 30 June 2023. The Applicant sent an update email to the landowner on 14 July 2023. Email received from landowner on 1 August 2023 to which The Applicant responded on 3 August 2023 providing an update on the Heads of Terms. The Applicant sent an email to the landowner on 11 August 2023 requesting a meeting to discuss the Heads of Terms. The landowner responded on the 11 August 2023 and again on 15 August 2023 to arrange a meeting for 16 August 2023. The Applicant and the landowner held a meeting on 16 August 2023 to discuss Heads of Terms, both parties agreed to provide further detail to progress negotiations. The Applicant sent a further email to the landowner on 1 September 2023 following up on points discussed in the Teams meeting on 16 August 2023 and also to discuss the Statement of Common Ground. A response was then received from the landowner on 1 September 2023 and further email correspondence was had regarding the Heads of Terms. A further meeting was held with the tenant on 5 September 2023. The Applicant and landowner/tenant had further correspondence on 6 September 2023 regarding commercial points within the Heads of Terms. The Applicant sent a further email on 20 September 2023 to the landowner regarding one final commercial point within the Heads of Terms. Both parties remain committed to reaching a voluntary agreement. However, should this not be reached before the close of examination the Applicant will continue to negotiate with the landowner and tenant to reach a suitable agreement as soon as possible.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							16-06	TP	Working area	Full construction programme						
							16-07	TP	Working area	Full construction programme						
							16-09	TP	Working area	Full construction programme						
							16-09a	CA(SS)	Pipeline	N/A						
							16-11	TP	Working area	Full construction programme						
							16-11a	CA(SS)	Pipeline	N/A						
16-14	CA(SS)	Pipeline	N/A													

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² CA(L): Compulsory acquisition of land at the surface; CA(SS): Compulsory acquisition of subsurface; CA(R): Compulsory acquisition of rights; TP: Temporary possession

³ Denotes if voluntary agreement has been reached with the landowner – where Y, row is highlighted green

Obj No.	Name / Organisation (Landowner / Tenant)	IP/ AP Ref No[1]	RR Ref No	WR Ref No	Other Doc Ref No	BoR Part 1, 2, 3?	Plots	Powers (CA(L)/ CA(SS)/ CA(R)/ TP[2])	Purpose for which powers sought	Duration of TP	CA?	Blight?	Detail of negotiations and progress made since last update	Agreed?[3]	Status and summary of Objection	Outstanding matters, next steps and progress anticipated by end of Examination
10	Andrew John Hirst and Rachael Hirst		041			1	16-03	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. Follow up calls and a meeting on 27 July 2022 were made where landowner highlighted issues relating to the pipeline in relation to an equestrian arena now in situ on the land. Meeting held with land agent for all associated clients on 15 September 2022 to discuss Heads of Terms. Key issues related to consideration payments and professional fees. Land agent was contacted to arrange meetings for clients on 2 December 2022, and followed up on 7 December 2022 where land agent provided comments on Heads of Terms and confirmed wish for meeting to discuss project for his clients. Meeting arranged and held on 5 January 2023 with landowner and land agent. Meeting held with land agent on 27 March 2023 to discuss the updated Heads of Terms. Further updated Heads of Terms were sent to the landowner and agent on 31 March 2023. These were emailed again on 3 April 2023. Land agent called on 5 April 2023 regarding the updated Heads of Terms. Request received from land agent on 6 April 2023 for a meeting. Further updated Heads of Terms sent to the landowner and agent on 28 April 2023. Meeting arranged on 5 May 2023 but then postponed at the request of land agent. A letter from Mark Tami MP (sent on behalf of Mr Hirst) was received by the Applicant on 5 May 2023. Further updated Heads of Terms issued on 15 May 2023 and follow up calls made to land agent on 12 and 22 May 2023 to rearrange meeting. Response sent to Mark Tami MP on 23 May 2023. Update meeting held with the landowner's agent on 2 June 2023 to discuss Heads of Terms. Following the meeting on 2 June, the Applicant provided a further update to the points discussed on 6 June 2023. Email sent to the landowner's land agent on 30 June 2023 requesting a meeting to discuss Heads of Terms. Response received from land agent on 10 July providing availability for a meeting to discuss Heads of Terms. The Applicant replied on 11 July offering availability for a meeting on week commencing 17 July 2023. Response received from landowners' agent on 12 July 2023 confirming availability for a meeting on 20 July 2023. The Applicant responded on 14 July 2023 to confirm the meeting date. The Applicant held a meeting with the landowners agent on 20 July 2023 to discuss the Heads of Terms and provide an update on the project. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. Further to recent engagement with the landowners agent on 20 July 2023, The Applicant issued updated Head of Terms on 4 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. The Applicant and landowner had various email correspondence on 10 August to arrange a meeting to discuss the Heads of Terms, this was arranged for 25 August 2023. The Applicant met with the landowner on 25 August 2023. A site walkover was also undertaken to note the positioning of the manege and tennis court. The landowner raised a number of matters regarding water to horses' paddocks, fencing, all of which are to be agreed once a contractor is appointed. Further discussion was held regarding commercials on 29 August 2023. The Applicant sent an email to the landowner on 20 September 2023 providing an update on the Heads of Terms. Negotiations on signing the updated Heads of Terms are ongoing.	N	Discussions ongoing. Issues relate to line of pipeline, impact on ménage, easement width and Option area, Heads of Terms, accommodation works, health concerns etc.	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							16-03a	CA(R)	Access to pipeline	N/A						
11	Andrew Maxwell Walton and Janet Mary Walton		028			1	9-01	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. Landowner called on 27 July 2022 to query the area quoted on the Heads of Terms, queries relating to access and potential for BNG proposals. Follow up call resulting in a voice message on 21 September 2022 was left to clarify the previous queries that the landowner raised, A follow up email has also been sent on 21 September 2022 to clarify this query. Landowner requested more information on the location of the pipeline on 6 October 2022. Call with landowner to request availability for meeting to which it was confirmed all Heads of Terms negotiations should go through land agent. Arranged and held meeting on 14 November 2023 to discuss potential BNG land. Updated Heads of Terms were sent to the landowner and agent on 15 March 2023. The updated Heads of Terms were agreed and returned on 24 March 2023. Further meeting held with land agent on 27 March 2023 to discuss the updated Heads of Terms. A letter notifying the landowner of an uplift to the commercial agreement was sent on 18 August 2023. The Applicant emailed on 20 September to chase the landowner for details of their solicitor in order to progress the option agreement.	Y	Discussions ongoing. Issues relate to line of pipeline, easement width and Option area, Heads of Terms, accommodation works, health concerns, blight, drainage and soil fertility, insurance etc.	Ongoing discussions and meetings. Heads of Terms signed. Agreement to be completed in due course.
							9-02	TP	Working area	Full construction programme						

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Obj No.	Name / Organisation (Landowner / Tenant)	IP/ AP Ref No[1]	RR Ref No	WR Ref No	Other Doc Ref No	BoR Part 1, 2, 3?	Plots	Powers (CA(L)/ CA(SS)/ CA(R)/ TP[2])	Purpose for which powers sought	Duration of TP	CA?	Blight?	Detail of negotiations and progress made since last update	Agreed?[3]	Status and summary of Objection	Outstanding matters, next steps and progress anticipated by end of Examination
12	Andrew Mullock		042			1	15-07	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced September 2022. A letter was issued on 23 September 2022 to highlight to tenants that Heads of Terms had been shared with landowners and to encourage and facilitate engagement for an agreement. Land agent was contacted to arrange meetings for clients on 2 December 2022, and followed up on 7 December 2022 where land agent provided comments on Heads of Terms and confirmed wish for meeting to discuss project for his clients. Meeting arranged and held on 5 January 2023 to provide project update. Meeting held with land agent on 27 March 2023 to discuss the updated Heads of Terms. Updated Heads of Terms were sent to the tenant and agent on 31 March 2023. Request received from land agent on 6 April 2023 for a meeting. Meeting arranged for 5 May 2023 but then postponed at the request of land agent. Follow up calls made to land agent on 12 and 22 May 2023 to rearrange meeting. Update meeting held with the landowners agent on 2 June 2023 to discuss Heads of Terms. Following the meeting on 2 June, the Applicant provided a further update to the points discussed on 6 June 2023. Email sent to the tenant's landlord on 16 June 2023 requesting a further meeting to discuss Heads of Terms. Meeting held on 23 June 2023 with landlord's land agent to discuss Heads of Terms. Email sent to the landowners land agent on 30 June 2023 requesting a meeting week commencing 3 July 2023 to discuss Heads of Terms. Further email sent by the Applicant on 4 July 2023 to landowner's agent requesting an update on Heads of Terms, and response received on 5 July 2023. Response received from land agent on 10 July providing availability for a meeting to discuss Heads of Terms. The Applicant replied on 11 July offering availability for a meeting on week commencing 17 July 2023. The Applicant responded on 14 July 2023 to confirm the meeting date. Updated Heads of Terms issued to the tenant's landlord on 18 July 2023. The Applicant held a meeting with the landowners agent on 20 July 2023 to discuss the Heads of Terms and provide an update on the project. The Applicant sent a follow up email on 29 August 2023 to the landowner's agent requesting an update on the Heads of Terms. The Applicant received a response on 29 August 2023 from the landowner's agent advising they would not be proceeding with the signature of these Heads of Terms at present. The Applicant sent an email to the landowner's agent on 30 August regarding the Heads of Terms following up from a telephone call on the same day. The Applicant intends to meet with the landowner's agent to further discuss matters with the hope of closing out all remaining points before the end of examination. The Applicant sent an email to landowner's agent on 5 September 2023. The agent replied stating they are happy to meet. A date is set to be arranged. The Applicant tried to call the tenant's landlord's agent on 14 and 19 September 2023 to arrange a meeting. The agent was not available on either occasion, so a message was left with their secretary. The Applicant is continuing to chase in order to arrange a meeting. The Applicant did not receive a response email sent to the tenant's agent on 5 September 2023, so the Applicant sent a further email requesting a response on 20 September 2023. Negotiations on signing the updated Heads of Terms are ongoing.	N	Discussions ongoing. Issues relate to line of pipeline, easement width and Option area, Heads of Terms, accommodation works, health concerns etc.	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							15-08	CA(SS)	Pipeline	N/A						
							15-09	CA(R)	Access to pipeline	N/A						
							15-12	CA(SS)	Pipeline	N/A						
13	Ann Cheers and Michael John Cheers		032			1	8-16	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. Follow up calls confirmed the Heads of Terms had been received and that the landowner had queries over the areas included in the documents. Land agent provided comments on Heads of Terms. Meeting with land agent on 5 October 2022 to discuss Heads of Terms. Meeting with landowner at parish council event on 23 February 2023 to provide project update and offered site meeting. Updated Heads of Terms were sent to the landowner and agent on 15 March 2023. Further meeting held with land agent on 27 March 2023 to discuss the updated Heads of Terms. Call received from land agent to confirm landowner has agreed to sign the updated Heads of Terms. The updated Heads of Terms were agreed and returned on 14 April 2023. A letter notifying the landowner of an uplift to the commercial agreement was sent on 18 August 2023. The Applicant had a further discussion with the landowner at a consultation event on 11 September 2023.	Y	Discussions ongoing. Discussions ongoing. Issues relate to line of pipeline, easement width and Option area, Heads of Terms, accommodation works, health concerns, blight, drainage and soil fertility, insurance, proximity of farm buildings etc.	Ongoing discussions and meetings. Heads of Terms signed. Agreement to be completed in due course.
							9-01	CA(SS)	Pipeline	N/A						
							9-02	TP	Working area	Full construction programme						
							9-03	CA(SS)	Pipeline	N/A						
							9-04	CA(R)	Access to pipeline	N/A						
							9-05	TP	Working area	Full construction programme						

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14	Anno Hellanus Glazenborg and executor of Mary Glazenborg					1	17-27	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. Meeting held on 20 June 2022 to discuss the project and requirements. Follow up calls were completed on 11 August, 2022, 7 September 2022 and 15 September 2022 and a further copy of the Heads of Terms were provided on 7 September 2022. The landowner has stated he is not interested in signing the Heads of Terms. Follow up was made on 20 October 2022 and landowner confirmed he is not interested in hearing more about the scheme. A further follow up email was sent to the landowner on 4 November 2022 and a letter sent on 16 December 2022 confirming willingness to reach agreement. Updated Heads of Terms were sent to the landowner on 15 March 2023. Followed up on 12 April 2023, and again on 14 April 2023. Landowner is reviewing the Heads of Terms. Site meeting held on 19 April 2023 to discuss the Heads of Terms. Landowner has stated he is unwilling to sign the terms until the design is more detailed. Notwithstanding this, the Applicant has issued updated Head of Terms on 1 August 2023 to the landowner providing a further uplift on its commercial offer. The Applicant sent an email to the landowner on 20 September 2023 providing a project update and information regarding the Heads of Terms.	N	None received	The landowner will not sign until detailed design therefore a voluntary agreement will not be reached at this stage. The Applicant remains open to progressing with a voluntary agreement at such time.

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Obj No.	Name / Organisation (Landowner / Tenant)	IP/ AP Ref No[1]	RR Ref No	WR Ref No	Other Doc Ref No	BoR Part 1, 2, 3?	Plots	Powers (CA(L)/ CA(SS)/ CA(R)/ TP[2])	Purpose for which powers sought	Duration of TP	CA?	Blight?	Detail of negotiations and progress made since last update	Agreed?[3]	Status and summary of Objection	Outstanding matters, next steps and progress anticipated by end of Examination
15	Antony David Wynne Griffith			REP1-079		1	3-18	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. Comments have been provided on a number of clauses on the Heads of Terms provided by land agent. Meeting held with land agent for all associated clients on 14 September 2022. Key issues related to lift and shift clauses, consideration payments and professional fees. A further Heads of Terms agreement was issued on 23 September 2022 for mitigation land. Land agent was contacted to arrange meetings for clients on 30 November, 2 and 6 December 2022, and further followed up on 4 January 2023. Response received from land agent on 5 January 2023. Meeting requested again on 26 January 2023 and held with land agent on 15 February 2023 to provide an update on the scheme. Meeting held with land agent and landowner on 3 March 2023 to discuss the project and the landowners proposed solar development. Agreed requirement for further meeting with solar developer. Updated Heads of Terms were sent to the landowner and agent on 20 March 2023. Meeting held with landowner, agent and Anesco (solar developer). Further meeting held with land agent on 27 March 2023 to discuss the updated Heads of Terms. Further engagement was held with the landowner's agent on the 14 April 2023 and again on the 18 April 2023 relating to plans. Further correspondence relating to the Statement of Common Ground was sent to the landowner's agent on 22 April 2023. Further to the meeting on the 27 March 2023, the Applicant issued a response to the landowner's agent on 27 April 2023 providing an update on the key points relating to the Heads of Terms. Meeting arranged and held on 5 May 2023. Negotiations on signing the updated Heads of Terms are ongoing. The Applicant has been frequently requesting meetings with the landowner's agent to discuss the Heads of Terms - the Applicant is still awaiting confirmation from the landowner's agent on availability. A further follow up in this regard was sent on 18 May 2023. An email was received from the land agent on 23 May 2023 but did not provide a response to the Applicant's request for engagement or further meetings. Update meeting held with the landowner's agent on 12 June 2023 to discuss Heads of Terms. Email received from land agent on 14 June 2023 and the Applicant responded on 16 June 2023 to respond to queries. Call made to landowner's agent on 23 June 2023 to discuss Heads of Terms. Email sent to landowner's agent on 30 June 2023 requesting a meeting week commencing 3 July 2023 to discuss Heads of Terms. Further email sent to land agent on 11 July 2023 requesting availability for client meetings to further discuss Heads of Terms as no response received to email on 30 June 2023. The Applicant held a meeting with the landowners agent on 20 July 2023 to discuss the Heads of Terms and provide an update on the project. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. Further to recent engagement with the landowners agent on 20 July 2023, The Applicant issued updated Head of Terms on 1 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. The Applicant sent an email to the landowner's agent on 21 August 2023 requesting a meeting to discuss the updated commercial offer within the latest Heads of Terms issued on 1 August 2023. The Applicant received a response from the landowner's agent on 22 August 2023 advising they do not wish to have any further meetings until the commercial offerings are further increased and that they will not be taking any steps to move forward unless the commercial offer is increased again. The Applicant responded on 30 August 2023 to express their disappointment that the landowners' agent did not wish to further engage. The Applicant also re-iterated that the uplifted commercial offering in place reflects recent comparable land transactions, is considered by the Applicant's advisors to be a fair reflection of the current open market value of the land, and no further increases are proposed. A further response was then received on 31 August 2023 from the landowner's agent clarifying that they would continue to engage with the Applicant. The Applicant responded to the landowner's agent on 31 August 2023 reconfirming their position on the commercial offering. The Applicant will seek to meet with the landowner's agent in order to try and resolve this matter. The Applicant received a response from the landowner's agent on 5 September 2023 advising they would be willing to meet for a meaningful discussion. The Applicant responded on 8 September 2023 and provided further evidence of recent comparable market transactions and requested a meeting to discuss the Heads of Terms. The Applicant met with the landowner's agent on 11 September 2023 and provided a general project update in terms of examination timescales and progress. Further emails were exchanged prior to this meeting. The landowner's agent called the Applicant on 12 September 2023 to request the landowner's uplifted Heads of Terms be sent to two of their colleagues - the Applicant emailed the Heads of Terms on 13 September 2023. The Applicant sent a further email on 20 September 2023 requesting availability for a meeting to have a further discussion on the Heads of Terms, in particular regarding recent comparable market transactions. Negotiations on signing the Heads of Terms are ongoing.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							3-18a	CA(L)	Mitigation	N/A						
							4-08	CA(SS)	Pipeline	N/A						
							4-14	CA(SS)	Pipeline	N/A						
							4-19	CA(SS)	Pipeline	N/A						
							4-20	CA(SS)	Pipeline	N/A						
							5-01	CA(L)	Mitigation	N/A						
							5-02	CA(SS)	Pipeline	N/A						
							5-03	TP	Working area	Full construction programme						
5-07	CA(L)	Mitigation	N/A													
5-08	CA(R)	Access to pipeline	N/A													

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16	AP Wireless II (UK) Limited Tenant: EE Limited, Hutchison 3G UK Limited					1	9-03	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for potential pipeline issued on 15 September 2022. A further letter was issued on 23 September 2022 to highlight to tenants that Heads of Terms had been shared with landowners and to encourage and facilitate engagement for an agreement. Email received from landowner on 4 October 2022 to query route of pipeline, and a further call on 25 October 2022 requesting further details. A response was sent providing information on 8 November 2022. Landowner requested a meeting on 29 November 2022, for which arrangement was attempted. Land agent confirmed and issued copies of correspondence on 19 January 2023. Email sent to the landowner on 13 April 2023 requesting a meeting to discuss the proposed updated Heads of Terms. Updated Heads of Terms sent to landowner on 15 May 2023. Updated letters sent to tenants on 18 May 2023. Email received from Network Manager at Three on 30 May 2023, asking for plan of affected land. Email response was sent on 16 June 2023, with plan showing pole location. Revised Heads of Terms were also emailed to land agent on 16 June 2023. Landowner responded on 19 June 2023 that the management company of the affected utility pole will be in touch. Land agent responded to revised Heads of Terms on 26 June 2023, asking for details of land plans and finalised route plan. Link to Planning Inspectorate website sent to land agent on 29 June 2023. Emailed landowner on 29 June 2023 asking for contact details of member of management company of the utility pole. Land agent emailed on 4 July 2023 asking if plans on Planning Inspectorate website are the latest. Responded to land agent email on 11 July 2023 with link to the folder on the Planning Inspectorate website with the most recent plans. Land agent emailed on 26 July 2023 asking for more information on pipeline route. The Applicant responded on 26 July 2023 with a link to the most recent plans on the Planning Inspectorate website and requesting availability for a Teams meeting to discuss Heads of Terms in further detail. The landowner's agent queried the permanent rights which are to be acquired on the land on 26 July 2023. The Applicant sent a detailed response regarding the Heads of Terms and rights sought on 3 September 2023 to the landowner and offered a meeting to further discuss. Chaser emails sent to land agent on 12 and 20 September 2023 offering opportunity for a meeting as no response received.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							9-04	CA(R)	Access to pipeline	N/A						
							9-05	TP	Working area	Full construction programme						
17	Ashley Lee Hodson					1	8-11	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced September 2022. A Heads of Terms agreement was issued on 23 September 2022 for drainage land. Follow ups attempted to confirm receipt of Heads of Terms on 6, 21, 26 October, 4, 15, 25 November and 14 December 2022. All attempts were unsuccessful except in two instances. Further attempt made on 26 January 2023 before successfully providing making contact with the landowner on 9 March 2023 to provide a project update. Updated Heads of Terms were sent to the landowner and agent on 6 April 2023. Followed up by phone on 14 April 2023 leaving a voicemail and requesting a call back. A site visit was also carried out on 19 April 2023, but landowner was not in and team was advised to contact by phone instead. Attempted to call on 3 May, 16 May, 26 May, 1 June, 12 June, 27 June and 14 July 2023 to request a call back to discuss Heads of Terms in further detail. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. The Applicant issued updated Head of Terms on 1 August 2023 to the landowner providing a further uplift on its commercial offer. Attempts to call landowner were made on 10 August 2023 on landline and mobile numbers, and a voice message was left requesting a call back to discuss the revised Heads of Terms. Landowner called back on 10 August and advised he would be able to speak on 14 August 2023 regarding the revised Heads of Terms. Voice message left to landowner on 14 August 2023 to further discuss Heads of Terms. Attempted to call landowner again on 17 and 24 August 2023 to discuss Heads of Terms. Call made to landowner on 12 September 2023 to explain the scheme and proposed Heads of Terms in more detail. Negotiations on signing the updated Heads of Terms are ongoing.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							8-13	CA(L)	Rock Bank BVS	N/A						
							8-14	TP	Working area	Full construction programme						

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18	A White Events Limited		027			1	16-20	CA(SS)	Pipeline	N/A	Y	N	<p>Negotiations commenced September 2022. A letter was issued on 23 September 2022 to highlight to tenants that Heads of Terms had been shared with landowners and to encourage and facilitate engagement for an agreement. Follow ups made to confirm receipt of tenant letter, confirmed following reissue by email on 10 November 2022. Call held with tenant on 15 February 2023 to provide project update. Site meeting held on 17 February 2023 with tenant and land agent to provide project update. Updated Heads of Terms were sent to the tenant and agent on 20 March 2023. Further meeting held with land agent on 27 March 2023 to discuss the updated Heads of Terms. Email correspondence between the Applicant and the tenant's landlord on 8 April 2023 to organise a meeting for the 19 April 2023. A meeting was held with the tenant's landlord on 19 April 2023 to provide an update on the project and discuss the project requirements. Email sent to the tenant's landlord on 16 June 2023 requesting a further meeting to discuss Heads of Terms. Meeting held with landlord's agent on 23 June 2023 to discuss Heads of Terms. Further email sent to land agent on 11 July 2023 requesting availability for client meetings to further discuss Heads of Terms as no response received to email on 30 June 2023. The Applicant emailed the landowner's land agent on 12 July 2023 requesting availability for a meeting. The land agent responded on 12 July 2023 with availabilities for a meeting. The Applicant responded on 14 July 2023 confirming availability for 17 July 2023. Updated Heads of Terms issued to the tenant's landlord on 18 July 2023. Further to recent engagement with the landowner's agent on 23 June 2023, the Applicant issued updated Head of Terms on 1 August 2023 and 7 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. The Applicant sent a follow up email on 29 August 2023 to the landowner's agent requesting an update on the Heads of Terms. The Applicant received a response on 29 August 2023 from the landowner's agent advising they would not be proceeding with the signature of these Heads of Terms at present. The Applicant sent an email to the landowner's agent on 30 August regarding the Heads of Terms following up from a telephone call on the same day. The Applicant intends to meet with the landowner's agent to further discuss matters with the hope of closing out all remaining points before the end of examination. The Applicant sent an email to landowner's agent on 5 September 2023. The agent replied stating they are happy to meet. A date is set to be arranged. The Applicant met with the tenant's agent on 15 September 2023 and provided a general project update. The Applicant advised the tenant's agent that they are in ongoing discussions with the tenant's landlord regarding Heads of Terms. Negotiations on signing the updated Heads of Terms are ongoing.</p>	N	Discussions ongoing. Issues relate to line of pipeline, easement width and Option area, Heads of Terms, accommodation works, health concerns, blight, drainage and fertility, insurance, impact on Greenacres Animal Park etc.	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							16-22	CA(SS)	Pipeline	N/A						

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Obj No.	Name / Organisation (Landowner / Tenant)	IP/ AP Ref No[1]	RR Ref No	WR Ref No	Other Doc Ref No	BoR Part 1, 2, 3?	Plots	Powers (CA(L)/ CA(SS)/ CA(R)/ TP[2])	Purpose for which powers sought	Duration of TP	CA?	Blight?	Detail of negotiations and progress made since last update	Agreed?[3]	Status and summary of Objection	Outstanding matters, next steps and progress anticipated by end of Examination
19	Barbara Ellen Evans and Joseph David Evans					1	18-27 18-32 18-33 19-02	CA(SS) CA(SS) CA(SS) CA(SS)	Pipeline Pipeline Pipeline Pipeline	N/A N/A N/A N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. The landowner confirmed on 30 August 2022 the name of their land agent. Comments have been provided on a number of clauses on the Heads of Terms provided by land agent. Meeting held with land agent for all associated clients on 14 September 2022. Key issues related to lift and shift clauses, consideration payments and professional fees. Land agent was contacted to arrange meetings for clients on 30 November, 2 and 6 December 2022, and followed up on 4 January 2023. Response received from land agent on 5 January 2023. Meeting held with landowner on 24 January 2023 to provide project update. Meeting held with land agent on 15 February 2023 to provide an update on the scheme. Updated Heads of Terms were sent to the landowner and agent on 15 March 2023. Meeting held with land agent on 27 March 2023 to discuss the updated Heads of Terms. Further to the meeting on the 27 March 2023, the Applicant issued a response to the landowners' agent on 27 April 2023 providing an update on the key points relating to the Heads of Terms. Meeting arranged and held on 5 May 2023. The Applicant has been frequently requesting meetings with the landowners' agent to discuss the Heads of Terms - the Applicant is still awaiting confirmation from the landowner's agent on availability. A further follow up in this regard was sent on 18 May 2023. An email was received from the land agent on 23 May 2023 but did not provide a response to the Applicant's request for engagement or further meetings. Update meeting held with the landowners agent on 12 June 2023 to discuss Heads of Terms. Email received from land agent on 14 June 2023 and the Applicant responded on 16 June 2023 to respond to queries. Call made to landowners' agent on 23 June 2023 to discuss Heads of Terms. Email sent to landowners' agent on 30 June 2023 requesting a meeting week commencing 3 July 2023 to discuss Heads of Terms. Site meeting with landowner and land agent held on 7 July 2023. Further email sent to land agent on 11 July 2023 requesting availability for client meetings to further discuss Heads of Terms. meetings to further discuss Heads of Terms as no response received to email on 30 June 2023. The Applicant held a meeting with the landowners agent on 20 July 2023 to discuss the Heads of Terms and provide an update on the project. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. Further to recent engagement with the landowners agent on 20 July 2023, The Applicant issued updated Head of Terms on 1 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. The Applicant sent an email to the landowner's agent on 21 August 2023 requesting a meeting to discuss the updated commercial offer within the latest Heads of Terms issued on 1 August 2023. The Applicant received a response from the landowner's agent on 22 August 2023 advising they do not wish to have any further meetings until the commercial offerings are further increased and that they will not be taking any steps to move forward unless the commercial offer is increased again. The Applicant responded on 30 August 2023 to express their disappointment that the landowners' agent did not wish to further engage. The Applicant also re-iterated that the uplifted commercial offering in place reflects recent comparable land transactions, is considered by the Applicant's advisors to be a fair reflection of the current open market value of the land, and no further increases are proposed. A further response was then received on 31 August 2023 from the landowner's agent clarifying that they would continue to engage with the Applicant. The Applicant responded to the landowner's agent on 31 August 2023 reconfirming their position on the commercial offering. The Applicant will seek to meet with the landowner's agent in order to try and resolve this matter. The Applicant received a response from the landowner's agent on 5 September 2023 advising they would be willing to meet for a meaningful discussion. The Applicant responded on 8 September 2023 and provided further evidence of recent comparable market transactions and requested a meeting to discuss the Heads of Terms. The Applicant met with the landowner's agent on 11 September 2023 and provided a general project update in terms of examination timescales and progress. Further emails were exchanged prior to this meeting. The landowner's agent called the Applicant on 12 September 2023 to request the landowner's uplifted Heads of Terms be sent to two of their colleagues - the Applicant emailed the Heads of Terms on 13 September 2023. The Applicant sent a further email on 20 September 2023 requesting availability for a meeting to have a further discussion on the Heads of Terms, in particular regarding recent comparable market transactions. Negotiations on signing the Heads of Terms are ongoing.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner

¹ IP/AP Ref Nos are not held by the Applicant or publicly available and has therefore been left blank

² CA(L): Compulsory acquisition of land at the surface; CA(SS): Compulsory acquisition of subsurface; CA(R): Compulsory acquisition of rights; TP: Temporary possession

³ Denotes if voluntary agreement has been reached with the landowner – where Y, row is highlighted green

Obj No.	Name / Organisation (Landowner / Tenant)	IP/ AP Ref No[1]	RR Ref No	WR Ref No	Other Doc Ref No	BoR Part 1, 2, 3?	Plots	Powers (CA(L)/ CA(SS)/ CA(R)/ TP[2])	Purpose for which powers sought	Duration of TP	CA?	Blight?	Detail of negotiations and progress made since last update	Agreed?[3]	Status and summary of Objection	Outstanding matters, next steps and progress anticipated by end of Examination	
20	Barry Evans Tenant: Carl Jones Evans					1	25-03	TP	Working area	Full construction programme	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for AGI and pipeline issued on 27 August 2022. A meeting was held with the landowner on site on 13 June 2022 to discuss the project and land use. A further meeting on 29 July 2022 raised concerns over the location of the BVS. Landowner acknowledged receipt of Heads of Terms on 31 August 2022, requesting a further meeting. A further meeting is currently in the process of being arranged and negotiations are ongoing. Comments have been provided on a number of clauses on the Heads of Terms provided by land agent. A meeting is in the process of being arranged with the land agent to discuss the feedback received. A further letter was issued on 23 September 2022 to highlight to tenants that Heads of Terms had been shared with landowners and to encourage and facilitate engagement for an agreement. An email was sent on 29 September 2022, advising of an additional plot to be included in the Heads of Terms. A meeting was requested with the land agent on 5 October 2022, and held on 10 October 2022. The meeting was held with the landowner and tenant, . Another site meeting was held on 9 November 2022. Call held with land agent on 11 November 2022 to discuss the Heads of Terms. Land agent provided comments and confirmed them by email on 14 November 2022. Land agent was contacted to request a meeting on 2 December 2022, and followed up on 10 January 2023. Meeting held on 17 January 2023 to provide an update on the scheme. Meeting held with land agent on 30 March 2023 to discuss the updated Heads of Terms. Updated Heads of Terms were sent to the landowner and agent on 6 April 2023. A site visit was undertaken on 26 April 2023 to further discuss the project proposals. Meeting arranged and held on 9 May 2023. Updated Heads of Terms sent to tenant on 18 May 2023. Email to land agent on 16 June 2023 asking for availabilities for a virtual meeting to receive feedback on revised Heads of Terms. Follow up calls and voice messages left to land agent on 19 and 23 June 2023, requesting availability for client Heads of Terms meetings. Email sent to landowner's agent on 30 June 2023 requesting a meeting week commencing 3 July 2023 to discuss Heads of Terms. Further email sent to landowner's agent on 12 July 2023 requesting availability for a meeting week commencing 17 July 2023. Response received from landowner's agent on 12 July 2023, to which the Applicant responded and a meeting has been arranged for 20 July 2023. The Applicant held a meeting with the landowners agent on 20 July 2023 to discuss the Heads of Terms and provide an update on the project. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. Further to recent engagement with the landowner's agent on 20 July 2023, the Applicant issued updated Head of Terms on 1 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. An email was sent to the landowner's land agent to request comparables on 7 August 2023. An email was received from the land agent on 11 August 2023. A further email was sent to the land agent on 29 August 2023. The Applicant sent an email to the landowner's agent on 3 September 2023 requesting availability for a meeting with the landowner to discuss the Heads of Terms and provide a general project update. The Applicant did not receive a response to the email sent on 3 September 2023, so the Applicant sent a further email requesting a response on 20 September 2023. Negotiations on signing the updated Heads of Terms are ongoing.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner	
							25-05	CA(L)	Cornist Lane BVS	N/A							
							25-07	TP	Working area	Full construction programme							

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Obj No.	Name / Organisation (Landowner / Tenant)	IP/ AP Ref No[1]	RR Ref No	WR Ref No	Other Doc Ref No	BoR Part 1, 2, 3?	Plots	Powers (CA(L)/ CA(SS)/ CA(R)/ TP[2])	Purpose for which powers sought	Duration of TP	CA?	Blight?	Detail of negotiations and progress made since last update	Agreed?[3]	Status and summary of Objection	Outstanding matters, next steps and progress anticipated by end of Examination
21	Brynley Enoch Samuel Evans						25-08	TP	Cornist Lane BVS	Full construction programme			A meeting was held with the landowner on site on 13 June 2022 to discuss the project and land use. A further meeting on 29 July 2022 raised concerns over the location of the BVS. Landowner acknowledged receipt of Heads of Terms on 31 August 2022, requesting a further meeting. A further meeting is currently in the process of being arranged and negotiations are ongoing. Comments have been provided on a number of clauses on the Heads of Terms provided by land agent. A further letter was issued on 23 September 2022 to highlight to tenants that Heads of Terms had been shared with landowners and to encourage and facilitate engagement for an agreement. An email was sent on 29 September 2022, advising of an additional plot to be included in the Heads of Terms. A meeting was requested with the land agent on 5 October 2022, and held on 10 October 2022. The meeting was held with the landowner and tenant. Another site meeting was held on 9 November 2022. Call held with land agent on 11 November 2022 to discuss the Heads of Terms. Land agent provided comments and confirmed them by email on 14 November 2022. Land agent was contacted to request a meeting on 2 December 2022, and followed up on 10 January 2023. Meeting held on 17 January 2023 to provide an update on the scheme. Meeting held with land agent on 30 March 2023 to discuss the updated Heads of Terms. Updated Heads of Terms were sent to the landowner and agent on 6 April 2023. A site visit was undertaken on 26 April 2023 to further discuss the project proposals. Meeting arranged and held on 9 May 2023. Email to land agent on 16 June 2023 asking for availabilities for a virtual meeting to receive feedback on revised Heads of Terms. Follow up calls and voice messages left to land agent on 19 and 23 June 2023, requesting availability for client Heads of Terms meetings. Email sent to landowner's agent on 30 June 2023 requesting a meeting week commencing 3 July 2023 to discuss Heads of Terms. Further email sent to landowner's agent on 12 July 2023 requesting availability for a meeting week commencing 17 July 2023. Response received from landowner's agent on 12 July 2023, to which the Applicant responded and a meeting has been arranged for 20 July 2023. The Applicant held a meeting with the landowners agent on 20 July 2023 to discuss the Heads of Terms and provide an update on the project. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. Further to recent engagement with the landowners agent on 20 July 2023, The Applicant issued updated Head of Terms on 1 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. An email was sent to the landowner's land agent to request comparables on 7 August 2023. An email was received from the land agent on 11 August 2023. A further email was sent to the land agent on 29 August 2023. The Applicant sent an email to the landowner's agent on 3 September 2023 requesting availability for a meeting with the landowner to discuss the Heads of Terms and provide a general project update. The Applicant did not receive a response to the email sent on 3 September 2023, so the Applicant sent a further email requesting a response on 20 September 2023. Negotiations on signing the updated Heads of Terms are ongoing.			
							25-09	TP	Cornist Lane BVS	Full construction programme						
							25-10	CA(L)	Cornist Lane BVS	N/A						

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³ Denotes if voluntary agreement has been reached with the landowner – where Y, row is highlighted green

Obj No.	Name / Organisation (Landowner / Tenant)	IP/ AP Ref No[1]	RR Ref No	WR Ref No	Other Doc Ref No	BoR Part 1, 2, 3?	Plots	Powers (CA(L)/ CA(SS)/ CA(R)/ TP[2])	Purpose for which powers sought	Duration of TP	CA?	Blight?	Detail of negotiations and progress made since last update	Agreed?[3]	Status and summary of Objection	Outstanding matters, next steps and progress anticipated by end of Examination
22	Brian Ivor Cook and Thelma Claire Cook		005			1	10-07	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for potential pipeline issued on 15 September 2022. Landowner requested further information relating to Heads of Terms on 22 September 2022. Follow ups with land agent on 4 October 2022. Land agent was contacted to request a meeting on 4 November 2022, then further on 30 November, 2 and 6 December 2022, and followed up on 4 January 2023. Response received from land agent on 5 January 2023. Meeting held on 15 February 2023 to provide an update on the scheme. Updated Heads of Terms were sent to the landowner and agent on 15 March 2023. Meeting held with land agent on 27 March 2023 to discuss the updated Heads of Terms. Further to the meeting on the 27 March 2023, the Applicant issued a response to the landowners' agent on 27 April 2023 providing an update on the key points relating to the Heads of Terms. Meeting arranged and held on 5 May 2023. The Applicant has been frequently requesting meetings with the landowner's agent to discuss the Heads of Terms - the Applicant is still awaiting confirmation from the landowners' agent on availability. A further follow up in this regard was sent on 18 May 2023. An email was received from the land agent on 23 May 2023 but did not provide a response to the Applicant's request for engagement or further meetings. Update meeting held with the landowner's agent on 12 June 2023 to discuss Heads of Terms. Call made to landowners' agent on 23 June 2023 to discuss Heads of Terms. Email sent to landowners agent on 30 June 2023 requesting a meeting week commencing 3 July 2023 to discuss Heads of Terms. Further email sent to land agent on 11 July 2023 requesting availability for client meetings to further discuss Heads of Terms as no response received to email on 30 June 2023. The Applicant held a meeting with the landowners agent on 20 July 2023 to discuss the Heads of Terms and provide an update on the project. The Applicant sent an email to the landowner's agent on 21 August 2023 requesting a meeting to discuss the updated commercial offer within the latest Heads of Terms issued on 1 August 2023. The Applicant received a response from the landowner's agent on 22 August 2023 advising they do not wish to have any further meetings until the commercial offerings are further increased and that they will not be taking any steps to move forward unless the commercial offer is increased again. The Applicant responded on 30 August 2023 to express their disappointment that the landowners' agent did not wish to further engage. The Applicant also reiterated that the uplifted commercial offering in place reflects recent comparable land transactions, is considered by the Applicant's advisors to be a fair reflection of the current open market value of the land, and no further increases are proposed. A further response was then received on 31 August 2023 from the landowner's agent clarifying that they would continue to engage with the Applicant. The Applicant responded to the landowner's agent on 31 August 2023 reconfirming their position on the commercial offering. The Applicant will seek to meet with the landowner's agent in order to try and resolve this matter. The Applicant received a response from the landowner's agent on 5 September 2023 advising they would be willing to meet for a meaningful discussion. The Applicant responded on 8 September 2023 and provided further evidence of recent comparable market transactions and requested a meeting to discuss the Heads of Terms. The Applicant met with the landowner's agent on 11 September 2023 and provided a general project update in terms of examination timescales and progress. Further emails were exchanged prior to this meeting. The landowner's agent called the Applicant on 12 September 2023 to request the landowner's uplifted Heads of Terms be sent to two of their colleagues - the Applicant emailed the Heads of Terms on 13 September 2023. The Applicant sent a further email on 20 September 2023 requesting availability for a meeting to have a further discussion on the Heads of Terms, in particular regarding recent comparable market transactions. Negotiations on signing the Heads of Terms are ongoing.	N	Discussions ongoing. Use of land as opposed to alternative field.	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner.

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Obj No.	Name / Organisation (Landowner / Tenant)	IP/ AP Ref No[1]	RR Ref No	WR Ref No	Other Doc Ref No	BoR Part 1, 2, 3?	Plots	Powers (CA(L)/ CA(SS)/ CA(R)/ TP[2])	Purpose for which powers sought	Duration of TP	CA?	Blight?	Detail of negotiations and progress made since last update	Agreed?[3]	Status and summary of Objection	Outstanding matters, next steps and progress anticipated by end of Examination	
23	Brock Limited					1	1-24	CA(SS)	Pipeline	N/A	Y	N	<p>Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. Follow up calls and emails made on 21/07/2022 and 23/08/2022 resulted in leaving voice messages. Land agent confirmed. Comments have been provided on a number of clauses on the Heads of Terms provided by land agent. Meeting held with land agent for all associated clients on 14 September 2022. Key issues related to lift and shift clauses, consideration payments and professional fees. A further letter was issued on 23 September 2022 to highlight to tenants that Heads of Terms had been shared with landowners and to encourage and facilitate engagement for an agreement. Land agent was contacted to request a meeting on 30 November, 2 and 6 December 2022, and followed up on 4 January 2023. Response received from land agent on 5 January 2023. Meeting held on 2 February 2023 with landowner and agent to provide an update on the scheme. Updated Heads of Terms were sent to the landowner and agent on 15 March 2023. Meeting held with land agent on 27 March 2023 to discuss the updated Heads of Terms. Follow up with landowner on 29 March 2023 confirms receipt of updated Heads of Terms and waiting on land agent to advise before next meeting arranged. Further to the meeting on the 27 March 2023, the Applicant issued a response to the landowner's agent on 27 April 2023 providing an update on the key points relating to the Heads of Terms. Meeting arranged and held on 5 May 2023. The Applicant has been frequently requesting meetings with the landowner's agent to discuss the Heads of Terms - the Applicant is still awaiting confirmation from the landowner's agent on availability. A further follow up in this regard was sent on 18 May 2023. An email was received from the land agent on 23 May 2023 but did not provide a response to the Applicant's request for engagement or further meetings. Update meeting held with the landowner's agent on 12 June 2023 to discuss Heads of Terms. Call made to landowner's agent on 23 June 2023 to discuss Heads of Terms. Email sent to landowner's agent on 30 June 2023 requesting a meeting week commencing 3 July 2023 to discuss Heads of Terms. Further email sent to land agent on 11 July 2023 requesting availability for client meetings to further discuss Heads of Terms as no response received to email on 30 June 2023. Call with landowner's tenant on 14 July 2023 to propose a meeting with landowner, landowner's agent and tenant. Meetings to further discuss Heads of Terms as no response received to email on 30 June 2023. The Applicant held a meeting with the landowners agent on 20 July 2023 to discuss the Heads of Terms and provide an update on the project. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. Further to recent engagement with the landowners agent on 20 July 2023, The Applicant issued updated Head of Terms on 1 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. The Applicant sent an email to the landowner's agent on 21 August 2023 requesting a meeting to discuss the updated commercial offer within the latest Heads of Terms issued on 1 August 2023. The Applicant received a response from the landowner's agent on 22 August 2023 advising they do not wish to have any further meetings until the commercial offerings are further increased and that they will not be taking any steps to move forward unless the commercial offer is increased again. The Applicant responded on 30 August 2023 to express their disappointment that the landowners' agent did not wish to further engage. The Applicant also reiterated that the uplifted commercial offering in place reflects recent comparable land transactions, is considered by the Applicant's advisors to be a fair reflection of the current open market value of the land, and no further increases are proposed. A further response was then received on 31 August 2023 from the landowner's agent clarifying that they would continue to engage with the Applicant. The Applicant responded to the landowner's agent on 31 August 2023 reconfirming their position on the commercial offering. The Applicant will seek to meet with the landowner's agent in order to try and resolve this matter. The Applicant received a response from the landowner's agent on 5 September 2023 advising they would be willing to meet for a meaningful discussion. The Applicant responded on 8 September 2023 and provided further evidence of recent comparable market transactions and requested a meeting to discuss the Heads of Terms. The Applicant met with the landowner's agent on 11 September 2023 and provided a general project update in terms of examination timescales and progress. Further emails were exchanged prior to this meeting. The landowner's agent called the Applicant on 12 September 2023 to request the landowner's uplifted Heads of Terms be sent to two of their colleagues - the Applicant emailed the Heads of Terms on 13 September 2023. The Applicant sent a further email on 20 September 2023 requesting availability for a meeting to have a further discussion on the Heads of Terms, in particular regarding recent comparable market transactions. Negotiations on signing the Heads of Terms are ongoing.</p>	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner	
							1-25	CA(SS)	Pipeline	N/A							
	Tenant: Gareth Jones						2-01	CA(SS)	Pipeline	N/A							

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24	Canal & River Trust		008	REP1-055	AS-065, PDA-003, REP1-054,055, 056 and 057, REP2-048, REP3-041, REP4-271-273, REP5-027 and 028, REP6-038, REP7-298, REP8-040	1	8-03	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. Emailed planning department to check receipt of Heads of Terms on 11 August 2022 and a response was received from the Utilities Lead on 23 August 2022 confirmed that the Heads of Terms as drafted would not be acceptable. A call on 15 September 2022 confirmed that the landowner would seek an agreement more aligned to existing terms held by CRT. Key issues relate to consideration payments and professional fees. These issues and alternative terms are currently under consideration and negotiations are ongoing. A further letter was issued on 30 September 2022, with Heads of Terms for an access required for a single plot. A further letter was issued on 30 September 2022 to remove a section of canal land from the Order Limits. Follow up made to chase a copy of CRT's template terms for review. Meeting held on 21 December 2023 to discuss the project requirements, requesting an update to the issued Heads of Terms. Email from landowner confirming land agent appointed on 12 January 2023. Email from land agent requesting a call on 21 February 2023, which was responded to that day to provide a project update. Follow up to land agent on 7 March 2023. Response provided on 16 March 2023. Response sent on 5 April 2023 requesting further information. A further email was sent to the landowner on 21 April 2023 requesting a response. Phone call with the land agent representing CRT on 17 May 2023 to discuss commercial negotiations. Teams call undertaken on 19 May 2023 to discuss Statement of Common Ground, agreed voluntary negotiations are ongoing to reach commercial agreement. Updated Heads of Terms issued on 6 June 2023. Follow up email sent on 19 June 2023. Call with land agent on 22 June 2023 regarding commercial negotiations. The Applicant sent a follow up email on 29 June 2023 providing a response to key discussion points from the call on 22 June 2023. Email sent on 11 July 2023 to land agent to request a Teams meeting. Response received from land agent and a Teams meeting arranged for 13 July 2023 to discuss Heads of Terms. Teams meeting rearranged from 13 July 2023 to 14 July 2023. Teams meeting held with land agent on 14 July 2023. Further email correspondence between the Applicant and the landowner regarding the Heads of Terms negotiations on 25, 26, 27 and 31 July 2023. Follow up email following Teams meeting sent to landowner's agent on 3 August 2023. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. The Applicant issued updated Head of Terms on 8 August 2023 to the landowner providing a further uplift on its commercial offer. The Applicant received an email from the landowner's agent on 15 August 2023 with further feedback on the Heads of Terms a further email was received on 24 August from the landowners agent advising a new agent would be taking on the negotiations due to maternity leave. The Applicant provided a response on 29 August and agreed to provide a further response as soon as possible to technical points raised by the landowners agent. The Applicant sent a further email to the landowner on 14 September 2023 requesting a teams meeting to discuss a number of commercial points. The landowner responded on the 18 September 2023 and a teams meeting took place on 19 September 2023 to discuss Heads of Terms feedback. Both parties agreed to take away further actions and a further meeting is to be arranged in due course.	N	Discussions ongoing. Issues relate to Compulsory Acquisition of Trust Land, draft DCO, Protective Provisions, Third Party Works Code of Practice, Surface water drainage Environmental Mitigation and the Outline Landscape Environmental Management Plan, Construction Environment Management Plan, Construction Traffic Management Plan, Landscape and Visual Impact	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							9-06	TP	Working area	Full construction programme						

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25	Carl Jones Evans						25-03	TP	Working area	Full construction programme			A meeting was requested with the land agent on 5 October 2022, and held on 10 October 2022. The meeting was held with the landowner and tenant, . Another site meeting was held on 9 November 2022. Call held with land agent on 11 November 2022 to discuss the Heads of Terms. Land agent provided comments and confirmed them by email on 14 November 2022. Land agent was contacted to request a meeting on 2 December 2022, and followed up on 10 January 2023. Meeting held on 17 January 2023 to provide an update on the scheme. Meeting held with land agent on 30 March 2023 to discuss the updated Heads of Terms. A site visit was undertaken on 26 April 2023 to further discuss the project proposals. Meeting arranged and held on 9 May 2023. Updated Heads of Terms sent on 18 May 2023. Email to land agent on 16 June 2023 asking for availabilities for a virtual meeting to receive feedback on revised Heads of Terms. Follow up calls and voice messages left to land agent on 19 and 23 June 2023, requesting availability for client Heads of Terms meetings. Email sent to landowner's agent on 30 June 2023 requesting a meeting week commencing 3 July 2023 to discuss Heads of Terms. Further email sent to landowner's agent on 12 July 2023 requesting availability for a meeting week commencing 17 July 2023. Response received from landowner's agent on 12 July 2023, to which The Applicant responded and a meeting has been arranged for 20 July 2023. The Applicant held a meeting with the landowners agent on 20 July 2023 to discuss the Heads of Terms and provide an update on the project. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. Further to recent engagement with the landowner's agent on 20 July 2023, the Applicant issued updated Head of Terms on 1 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. An email was sent to the landowner's agent to request comparables on 7 August 2023. An email was received from the land agent on 11 August 2023. A further email was sent to the land agent on 29 August 2023. The Applicant sent an email to the landowner's agent on 3 September 2023 requesting availability for a meeting with the landowner to discuss the Heads of Terms and provide a general project update. The Applicant did not receive a response to the email sent on 3 September 2023, so the Applicant sent a further email requesting a response on 20 September 2023. Negotiations on signing the updated Heads of Terms are ongoing.		None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							25-05	CA(L)	Cornist Lane BVS	N/A						
							25-07	TP	Working area	Full construction programme						

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26	Carl Winston Woods and Jean Audrey Woods		009			1	7-02	TP	Working area	Full construction programme	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for access issued on 15 September 2022. Landowner requested site meeting on 27 September 2022. Site meeting held on 11 October 2022. Land agent confirmed authorisation of representation on 1 November 2022. Land agent was contacted to request a meeting on 2 and 6 December 2022, and followed up on 4 January 2023. Response received from land agent on 5 January 2023. Site meeting held on 24 January 2023 to provide an update on the scheme. Updated Heads of Terms were sent to the landowner and agent on 15 March 2023. Meeting held with land agent on 27 March 2023 to discuss the updated Heads of Terms. Further to the meeting on the 27 March 2023, the Applicant issued a response to the landowners' agent on 27 April 2023 providing an update on the key points relating to the Heads of Terms. Meeting arranged and held on 5 May 2023. The Applicant has been frequently requesting meetings with the landowner's agent to discuss the Heads of Terms - the Applicant is still awaiting confirmation from the landowner's agent on availability. A further follow up in this regard was sent on 18 May 2023. An email was received from the land agent on 23 May 2023 but did not provide a response to the Applicant's request for engagement or further meetings. Update meeting held with the landowner's agent on 12 June 2023 to discuss Heads of Terms. Call made to landowners' agent on 23 June 2023 to discuss Heads of Terms. Email sent to landowners' agent on 30 June 2023 requesting a meeting week commencing 3 July 2023 to discuss Heads of Terms. Further email sent to land agent on 11 July 2023 requesting availability for client meetings to further discuss Heads of Terms as no response received to email on 30 June 2023. The Applicant held a meeting with the landowners agent on 20 July 2023 to discuss the Heads of Terms and provide an update on the project. The Applicant sent an email to the landowner's agent on 21 August 2023 requesting a meeting to discuss the updated commercial offer within the latest Heads of Terms issued on 1 August 2023. The Applicant received a response from the landowner's agent on 22 August 2023 advising they do not wish to have any further meetings until the commercial offerings are further increased and that they will not be taking any steps to move forward unless the commercial offer is increased again. The Applicant responded on 30 August 2023 to express their disappointment that the landowners' agent did not wish to further engage. The Applicant also reiterated that the uplifted commercial offering in place reflects recent comparable land transactions, is considered by the Applicant's advisors to be a fair reflection of the current open market value of the land, and no further increases are proposed. A further response was then received on 31 August 2023 from the landowner's agent clarifying that they would continue to engage with the Applicant. The Applicant responded to the landowner's agent on 31 August 2023 reconfirming their position on the commercial offering. The Applicant will seek to meet with the landowner's agent in order to try and resolve this matter. The Applicant received a response from the landowner's agent on 5 September 2023 advising they would be willing to meet for a meaningful discussion. The Applicant responded on 8 September 2023 and provided further evidence of recent comparable market transactions and requested a meeting to discuss the Heads of Terms. The Applicant met with the landowner's agent on 11 September 2023 and provided a general project update in terms of examination timescales and progress. Further emails were exchanged prior to this meeting. The landowner's agent called the Applicant on 12 September 2023 to request the landowner's uplifted Heads of Terms be sent to two of their colleagues - the Applicant emailed the Heads of Terms on 13 September 2023. The Applicant sent a further email on 20 September 2023 requesting availability for a meeting to have a further discussion on the Heads of Terms, in particular regarding recent comparable market transactions. Negotiations on signing the Heads of Terms are ongoing.	N	Discussions ongoing. Issues relate to use of land rather than alternative access	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							7-02a	TP	Access to pipeline	Full construction programme						

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27	Carole Poolman, Elaine Jones, Ken Massey and Kevin Weston (as trustees of the Owen Jones Charity) Tenant: 1) John Davies Jones 2) Edward Gerring Booker					1	20-06 20-07 20-08 20-09 20-10 20-10a 20-23 20-24 20-26 20-27 20-28	CA(SS) TP CA(SS) CA(R) TP TP CA(SS) CA(SS) CA(SS) CA(SS) CA(SS)	Pipeline Working area Pipeline Access to pipeline Working area Access to pipeline Pipeline Pipeline Pipeline Pipeline Pipeline	N/A Full construction programme N/A N/A Full construction programme Full construction programme N/A N/A N/A N/A N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. Comments have been provided on a number of clauses on the Heads of Terms provided by land agent. A meeting is in the process of being arranged with the land agent to discuss the feedback received. A further letter was issued on 23 September 2022 to highlight to tenants that Heads of Terms had been shared with landowners and to encourage and facilitate engagement for an agreement. An email was sent on 29 September 2022, advising of an additional plot to be included in the Heads of Terms. A further Heads of Terms pack was issued on 7 November 2022 with updated plan. Call held with land agent on 11 November 2022 to discuss the Heads of Terms. Land agent provided comments by email on 13 December 2022. Land agent was contacted to request a meeting on 2 December 2022, and followed up on 10 January 2023. Meeting held on 17 January 2023 to provide an update on the scheme Meeting held with land agent on 30 March 2023 to discuss the updated Heads of Terms. Updated Heads of Terms were sent to the landowner and agent on 31 March 2023. Meeting arranged and held on 9 May 2023. Email to land agent on 16 June 2023 asking for availabilities for a virtual meeting to receive feedback on revised Heads of Terms. Follow up calls and voice messages left to land agent on 19 and 23 June 2023, requesting availability for client Heads of Terms meetings. Email sent to landowners' agent on 30 June 2023 requesting a meeting week commencing 3 July 2023 to discuss Heads of Terms. Further email sent to land agent on 11 July 2023 requesting availability for client meetings to further discuss Heads of Terms as no response received to email on 30 June 2023. Response received from landowner's agent on 12 July 2023, to which the Applicant responded and a meeting has been arranged for 20 July 2023. meetings to further discuss Heads of Terms as no response received to email on 30 June 2023. The Applicant held a meeting with the landowners agent on 20 July 2023 to discuss the Heads of Terms and provide an update on the project. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. Further to recent engagement with the landowners agent on 20 July 2023. The Applicant issued updated Head of Terms on 1 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. An email was sent to the landowner's land agent to request comparables on 7 August 2023. An email was received from the land agent on 11 August 2023. A further email was sent to the land agent on 29 August 2023. The Applicant sent an email to the landowners' agent on 4 September 2023 to offer a project update meeting and to discuss any matters relating to the Heads of Terms in order to progress matters before the close of examination. The Applicant did not receive a response to the email sent on 3 September 2023, so the Applicant sent a further email requesting a response on 20 September 2023. Negotiations on signing the updated Heads of Terms are ongoing.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner

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28	Catherine Oultram		030	REP1-082	PDA-006, REP1-082, REP4-292, REP6-051 & 052, REP7-325	1	18-02	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. Meeting held on 12 August 2022 to discuss the Heads of Terms and project. Land agent provided comments on Heads of Terms. A further letter was issued on 23 September 2022 to highlight to tenants that Heads of Terms had been shared with landowners and to encourage and facilitate engagement for an agreement. Meeting with land agent on 5 October 2022 to discuss Heads of Terms and provide comments. Site meeting with landowner held on 7 December 2022 to undertake a farm impact assessment. A further site meeting was held on 17 February 2023 with landowner and land agent to discuss project requirements. Further correspondence was had with the Landowner on 28 February 2023. Landowner confirmed name of legal advisors on 6 March 2023, which was acknowledged on 8 March 2023. Further meeting held with land agent on 27 March 2023 to discuss the updated Heads of Terms, and confirmed that updated Heads of Terms were in progress but were being held while further consideration is had relating to construction compound and land impacts. Another meeting arranged and held on 5 May 2023. Further meeting arranged and held on 19 May 2023 to discuss project requirements. The landowner has requested that further updates of the Heads of Terms are placed on hold until a satisfactory agreement between the parties is reached. A discussion took place with the landowner's agent at the compulsory acquisition hearing on 7 June 2023 and agreed further updates would be provided regarding the Heads of Terms and other matters related to their representations. Telephone call with the landowner's land agent on 15 June 2023 and again on 19 June 2023 to discuss Heads of Terms and matters relating to their representations. The Applicant issued a formal letter to the landowner on 26 June 2023 providing a status update on a number of key project updates including change request 3. Phone call to landowner's agent on 29 June 2023 requesting a site visit, a meeting has been arranged for 7 July 2023. Further email sent to the landowner's agent and the landowner with a copy of the letter sent on 26 June 2023. Site meeting with landowner and land agent on 7 July 2023 to discuss Change Request 2 and 3 along with the Heads of Terms. The Applicant had a telephone call with the landowners agent on 7 August 2023 regarding Heads of Terms. The Applicant is committed to continued engagement with the landowner, with the aim to further resolve the landowner's remaining objections, however some distance between the parties remain. Further to the Compulsory Acquisition hearing on the 10 August 2023 the Applicant arranged a meeting with the landowners agent for the 14 August 2023. The Applicant met with the landowners agent on 14 August 2023 to discuss the key issues raised within the compulsory acquisition hearing. The Applicant and the landowners agent agreed the heads of terms could be further bespoke to accommodate and facilitate a number of the landowners requests. The landowners agent agreed that it would be best to send the Heads of Terms to himself in the first instance so these could be discussed with his client. The Applicant issued updated bespoke heads of terms to the landowners agent on 22 August 2023. The Applicant received an email from the landowner on 18 August 2023 requesting a copy of the D.7.52 Ewloe Routing and Mitigation Position Paper. The Applicant responded on 19 August 2023 with a link to the paper and offered to hand deliver a copy of this. A further email was received from the landowner on 21 August 2023 requesting further information to which the Applicant provided a detailed response on 31 August 2023. The Applicant also hand delivered and spoke at length with the landowner regarding their concerns on 25 August 2023 and the landowner advised the Applicant that his agent had not yet discussed the updated heads of terms with them. The Applicant met with the landowner's agent on 15 September 2023 and provided a general project update. The landowner's agent advised they would be meeting with the landowner on 18 September 2023 to further discuss the Heads of Terms. The Applicant remains committed to engaging and negotiating with the landowner and their agent.	N	Discussions ongoing. Issues relate to line of pipeline, easement width and Option area, Heads of Terms, accommodation works, health concerns, blight, drainage and soil fertility, insurance, proximity of farm buildings and viability/impacts on farm business etc.	The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							18-03	CA(SS)	Pipeline	N/A						
							18-04	CA(SS)	Pipeline	N/A						
							18-05	CA(SS)	Pipeline	N/A						
							18-06	CA(SS)	Pipeline	N/A						
							18-07	CA(SS)	Pipeline	N/A						
							18-10	CA(SS)	Pipeline	N/A						
							18-11	CA(SS)	Pipeline	N/A						
							18-13	TP	Construction compound	Full construction programme						
							18-14	CA(SS)	Pipeline	N/A						
							18-16	TP	Working area	Full construction programme						
							18-18	CA(SS)	Pipeline	N/A						
							18-19	CA(SS)	Pipeline	N/A						
							18-20	CA(SS)	Pipeline	N/A						
							18-20a	CA(SS)	Pipeline	N/A						
							18-21	CA(SS)	Pipeline	N/A						
							18-22	CA(SS)	Pipeline	N/A						
							18-23	CA(SS)	Pipeline	N/A						
							18-24	CA(SS)	Pipeline	N/A						
							18-25	CA(SS)	Pipeline	N/A						
19-04	CA(SS)	Pipeline	N/A													
19-04a	CA(L)	Mitigation	N/A													
19-04b	CA(L)	Mitigation	N/A													
19-04c	TP	Working area	Full construction programme													
19-04d	CA(L)	Alltami Brook Pipe Bri	N/A													

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29	CCA Land Limited					1	20-11	CA(L)	Mitigation	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. First follow up call made on 22 July 2022, resulted in leaving a voice message. A further follow up on 11 August 2022 confirmed that the landowner has issues regarding valuation and consideration payment. A further call was made on 8 September 2022, and the landowner confirmed they are open to the project providing the consideration reflects potential development value. Development plans are to be received from the landowner, which will be considered, and negotiations are ongoing. A further Heads of Terms agreement was issued on 23 September 2022 for mitigation land. A further Heads of Terms agreement was issued on 23 September 2022 for drainage land. Email received from legal representatives on 27 September 2022. Follow up received from legal representatives requesting response to queries. Response provided on 9 December 2022 providing answers to queries. Updated Heads of Terms were sent to the landowner and agent on 20 March 2023. Land agent provided a letter on 6 April 2023 in response to the Heads of Terms stating the terms were not satisfactory for various reasons. Email sent to the landowner on 22 May 2023 requesting a meeting to provide an update on the project and Heads of Terms. Meeting held on 2 June 2023 to discuss project and Heads of Terms. Follow up email sent to the landowner on 19 June 2023. Follow up email sent to landowner on 14 July 2023 requesting availability for a meeting. The Applicant held a site meeting with the landowner on 20 July 2023 to discuss the current planning status of the land and the Heads of Terms. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. Further to recent engagement with the landowners agent on 6 April 2023, The Applicant issued updated Head of Terms on 1 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. Email sent to land agent on 4 August and 21 August 2023 offering opportunity for a follow up meeting to discuss revised Heads of Terms. Chaser emails were sent to the land agent on 12 and 18 September 2023 offering the opportunity for a follow up meeting to discuss the revised Heads of Terms.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							20-15	CA(SS)	Pipeline	N/A						
30	CF Fertilisers UK Limited		081			1	1-01	CA(R)	Access to Ince AGI	N/A	Y	N	Negotiations commenced September 2022. A Heads of Terms agreement was issued on 23 September 2022 for drainage land. Followed up to confirm receipt on 21 October 2022. It was confirmed as with company legal team on 24 October 2022. Meeting held on 10 November 2022 to discuss Heads of Terms and requirements for the drainage ditch. A further meeting was arranged on 6 March 2023. Updated Heads of Terms were sent to the landowner and agent on 31 March 2023. Feedback on the Heads of Terms was provided by the landowner on 13 April 2023. Feedback from CF Fertilisers on the Heads of Terms regarding the ditch was held via email on 16 May and 18 May 2023. Update meeting held on 26 May 2023. The Applicant sent a follow up email to the landowner on 19 June 2023. Negotiations are ongoing. An email was sent on 4 July to confirm changes proposed in Change Request 3, that impact CF. On 12 July the Applicant sent CF an updated draft of Protective Provisions, and is awaiting their response. On 14 July the Applicant followed up and sending a email to organise a follow-up meeting. Correspondence regarding protective provisions between the Applicant and landowner on 20, 24, 25, 26 and 27 July 2023 and their main objections have been addressed with the changes made in Change Request 3 (CR3). Based on the changes proposed in CR3, after a series of emails, on 28/07/23 CF confirmed that they longer required a Statement of Common Ground and an agreed working with respect to Protective Provisions. As a result of changes made in CR3, the Applicant is no longer required to agree Heads of Terms with the landowner.	N	The Landowner's objections have been addressed by Change Request 3.	No agreement is required as a result of design changes made at Change Request 3. Discussions surrounding the landowner's rights interests to continue.
							1-01a	CA(R)	Access to Ince AGI	N/A						
							1-04	CA(R)	Access to Ince AGI	N/A						
							1-05	TP	Working area	Full construction programme						
							1-08	TP	Working area	Full construction programme						
							1-09	CA(L)	Ince AGI	N/A						
							1-10	CA(L)	Ince AGI	N/A						
							1-11	CA(SS)	Pipeline	N/A						
							1-12	CA(SS)	Pipeline	N/A						
							1-13	CA(SS)	Pipeline	N/A						
							1-14	CA(L)	Ince AGI	N/A						
							1-15	CA(SS)	Pipeline	N/A						
							1-16	TP	Working area	Full construction programme						
							1-17	TP	Working area	Full construction programme						
							1-18	CA(SS)	Pipeline	N/A						
							1-19	CA(SS)	Pipeline	N/A						
							1a-01	CA(R)	Access to Ince AGI	N/A						
							1a-02	CA(R)	Access to Ince AGI	N/A						
1a-03	CA(R)	Access to Ince AGI	N/A													

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31	Cheshire West and Chester Borough Council Tenant: 3C Waste Limited, Roger Goulding		012	REP1-061	PDA-004, REP1-058, 059 and 060, REP1A-004, 002, 003 and 004, REP2-045 and 046, REP3-042, 043 and 044, REP4-274-278, REP5-029, 030,031 & 032, REP6-039 & 040, REP6A-019, REP7-299 to 308, REP8-041 & 42	1	1-06c	CA(R)	Access to Ince AGI	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 5 September 2022. Emailed Property Services department to check receipt of Heads of Terms on 21 September 2022. A further Heads of Terms agreement was issued on 23 September 2022 for mitigation land. A further letter was issued on 23 September 2022 to highlight to tenants that Heads of Terms had been shared with landowners and to encourage and facilitate engagement for an agreement. A further letter was issued on 29 September 2022 with Heads of Terms for 100 m optionality required for nine plots. A further letter was issued on 30 September 2022, with Heads of Terms for long term access required for two plots. Heads of Terms were issued electronically as requested by landowner on 7 October 2022. Requested meeting with Estates Team on 25 October 2022 and followed up with Senior Valuation Surveyor on 4 November 2022. A further Heads of Terms pack was issued on 7 November 2022 with an updated plan. Meeting request was followed up with Planning contact on 10 and 18 November 2022. Response received from Senior Valuation Surveyor on 18 November 2022 to say Heads of Terms were to be reviewed w/c 21 November 2022. Followed up on 2 December 2022 to request initial Heads of Terms comments. Response received from Senior Valuation Surveyor on 5 December 2022, and confirmed on 7 December 2022 they are still reviewing, requesting meeting in new year. Followed up on 15 December 2022 requesting initial comments and availability for meeting. Called on 4 January and emailed on 12 January 2023 to request meeting. Senior leaders of the project and council engaged to query correct contacts on 28 February 2023. Updated Heads of Terms for 100 m optionality and long term access were sent to the landowner on 6 April 2023. Updated Heads of Terms for pipeline were sent to the landowner on 18 April 2023. Updated Heads of Terms for mitigation were sent to the landowner on 3 May 2023. Follow up call was attempted on 16 May and email was sent to follow this, querying who at the Council is dealing with the Heads of Terms and from there requesting availability for a meeting. A further email was sent on 24 May 2023 to request an update and meeting to discuss. Further follow up email was sent by the Applicant on 31 May 2023. A response was received from the landowner on 6 June 2023 and the Applicant responded on 6 June 2023. The Applicant spoke with the landowner at the Compulsory Acquisition hearing on 7 June 2023 to agree to engage going forwards. The Applicant provided a further response on 19 June 2023 to the landowner's email from 6 June 2023. The Applicant offered a meeting to discuss the Heads of Terms further. The Applicant sent a follow up email on 30 June 2023 requesting feedback on the Heads of Terms as no response has yet been received to the email sent by the Applicant on 19 June 2023. Response received on 4 July 2023 with initial feedback on Heads of Terms and also requesting a Teams meeting. Response provided on 11 July 2023 with availability for a Teams meeting to discuss Heads of Terms feedback. The landowner responded on 19 July 2023 providing availability for a teams meeting. Further correspondence between the Applicant and landowner on 24 and 25 July and a teams meeting arranged for 28 July 2023. The Applicant and landowner held a teams meeting to discuss the Heads of Terms, the Applicant agreed to review a number of points and revert back once confirmed. On 23 August 2023, the Applicant provided a detailed response on the points discussed on 28 July 2023 and also provided updated bespoke Heads of Terms as requested by the landowner. A further response with a number of other queries was received from the landowner on 30 August 2023 to which the Applicant responded on 1 September 2023. An email was sent to the tenant on 18 September 2023 offering availability for a Teams meeting. A further email was sent to the landowner on 18 September 2023 requesting an update on the Heads of Terms. Negotiations on signing the updated Heads of Terms are ongoing.	N	Discussions ongoing. Issues are various, but none in relation to land or compulsory purchase	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							1a-01	CA(R)	Access to Ince AGI	N/A						
							1a-02	CA(R)	Access to Ince AGI	N/A						
							1a-04	CA(R)	Access to Ince AGI	N/A						
							2-04	TP	Working area	Full construction programme						
							2-04a	CA(R)	Access to pipeline	N/A						
							2-08	CA(SS)	Pipeline	N/A						
							2-09	CA(SS)	Pipeline	N/A						
							2-10	CA(SS)	Pipeline	N/A						
							2-11	TP	Working area	Full construction programme						
							2-13	CA(SS)	Pipeline	N/A						
							3-01	TP	Construction compound	Full construction programme						
							3-05	CA(R)	Access to Stanlow AGI	N/A						
							3-13	CA(SS)	Pipeline	N/A						
							3-14	CA(SS)	Pipeline	N/A						
							3-15	CA(SS)	Pipeline	N/A						
							4-03	TP	Working area	Full construction programme						
							4-04	TP	Working area	Full construction programme						
							4-09	CA(SS)	Pipeline	N/A						
							4-10	CA(SS)	Pipeline	N/A						
							4-17	CA(SS)	Pipeline	N/A						
							4-18	CA(SS)	Pipeline	N/A						
							4-19	CA(SS)	Pipeline	N/A						
							5-09	CA(SS)	Pipeline	N/A						
							5-14	CA(SS)	Pipeline	N/A						
							5-20	CA(SS)	Pipeline	N/A						
							5-21	TP	Working area	Full construction programme						
							5-22	CA(SS)	Pipeline	N/A						
							5-23	CA(SS)	Pipeline	N/A						
							5-24	TP	Working area	Full construction programme						
							5-25	TP	Working area	Full construction programme						
							5-26	TP	Working area	Full construction programme						
							6-01	CA(L)	Mitigation	N/A						
6-09	CA(R)	Access to pipeline	N/A													
6-14	CA(SS)	Pipeline	N/A													
6-15	CA(SS)	Pipeline	N/A													
6-16	CA(SS)	Pipeline	N/A													
6-17	CA(SS)	Pipeline	N/A													
6-18	CA(SS)	Pipeline	N/A													
6-19	CA(SS)	Pipeline	N/A													
6-21	TP	Working area	Full construction programme													
6-22	CA(SS)	Pipeline	N/A													
6-23	CA(SS)	Pipeline	N/A													
6-24	CA(SS)	Pipeline	N/A													
6-25	CA(SS)	Pipeline	N/A													
6-26	CA(SS)	Pipeline	N/A													
7-01	CA(SS)	Pipeline	N/A													
7-02a	TP	Access to pipeline	Full construction programme													
7-02b	CA(R)	Access to pipeline	N/A													
7-05	CA(SS)	Pipeline	N/A													
7-08	CA(SS)	Pipeline	N/A													

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							8-07	CA(SS)	Pipeline	N/A						
							8-08	TP	Working area	Full construction programme						
							8-11	CA(SS)	Pipeline	N/A						
							8-14	TP	Working area	Full construction programme						
							9-07	CA(SS)	Pipeline	N/A						
							9-08	TP	Working area	Full construction programme						
							9-09	CA(SS)	Pipeline	N/A						
							9-10	CA(SS)	Pipeline	N/A						
							9-11	TP	Working area	Full construction programme						
							9-12	CA(SS)	Pipeline	N/A						
							9-13	TP	Working area	Full construction programme						
							10-01	CA(SS)	Pipeline	N/A						
							10-04	CA(SS)	Pipeline	N/A						
							10-04a	TP	Working area	Full construction programme						
							10-06	CA(SS)	Pipeline	N/A						
							10-07	CA(SS)	Pipeline	N/A						
							10-11	CA(SS)	Pipeline	N/A						
							10-12	CA(SS)	Pipeline	N/A						
							10-15	TP	Working area	Full construction programme						
							10-16	CA(SS)	Pipeline	N/A						
							10-17	TP	Working area	Full construction programme						
							11-01	TP	Working area	Full construction programme						
							11-06	CA(SS)	Pipeline	N/A						
							11-14	CA(SS)	Pipeline	N/A						
							12-05	CA(SS)	Pipeline	N/A						
							12-06	CA(R)	Access to pipeline	N/A						
32	Christopher Duffy and Karen Duffy					1	17-14	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for potential pipeline issued on 15 September 2022. Landowner confirmed receipt on 26 October 2022, but stated they were not content with the current terms. Meeting proposed for 4 November 2022, but had to be postponed and was rearranged on 2 December 2022. Further meeting arranged for 23 December 2022, but then cancelled and rearranged on 27 January 2023, to provide a project update. Site meeting held on 22 February 2023 to provide a project update. Updated Heads of Terms were sent to the landowner and agent on 6 April 2023. A site visit was undertaken with the landowner on 21 April 2023 to discuss the project proposals. Email sent to the landowner on 19 June 2023 requesting availability for an update meeting. Site meeting held on 23 June 2023, to provide project update and discuss Heads of Terms. Update email sent to landowner on 14 July 2023. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. The Applicant issued updated Head of Terms on 1 August 2023 to the landowner providing a further uplift on its commercial offer. Emailed landowner with electronic copy of Heads of Terms on 10 August 2023 and offered opportunity to have a follow up site meeting. Email received from landowner on 17 August 2023 asking for clarification of specific terms within the two sets of Heads of Terms they have received. Email received on 30 August from the landowner requesting further clarification on the Heads of Terms. The Applicant responded on 3 September 2023 offering a site meeting to further discuss and clarify any matters. Landowner responded on 12 September 2023 with query regarding revised Heads of Terms and The Applicant responded with availability for a site meeting on 12 September 2023. Site meeting was proposed for 14 September 2023, but the Landowner was away. A meeting is set to be held when the Landowner returns on 26 September 2023. Negotiations on signing the updated Heads of Terms are ongoing.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							17-15	CA(SS)	Pipeline	N/A						
							17-18	CA(R)	Access to pipeline	N/A						

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³ Denotes if voluntary agreement has been reached with the landowner – where Y, row is highlighted green

Obj No.	Name / Organisation (Landowner / Tenant)	IP/ AP Ref No[1]	RR Ref No	WR Ref No	Other Doc Ref No	BoR Part 1, 2, 3?	Plots	Powers (CA(L)/ CA(SS)/ CA(R)/ TP[2])	Purpose for which powers sought	Duration of TP	CA?	Blight?	Detail of negotiations and progress made since last update	Agreed?[3]	Status and summary of Objection	Outstanding matters, next steps and progress anticipated by end of Examination	
33	Church Farm Dairies (Hawarden) Limited					1	13-17	TP	Construction access only	Full construction programme	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for access issued on 23 September 2022. Follow ups made in November 2022 to confirm status of ownership. Land agent was contacted to request a meeting on 2 and 6 December 2022, and followed up on 4 January 2023. Response received from land agent on 5 January 2023. Site meeting held on 24 January 2023 to provide an update on the scheme. Meeting held with land agent on 27 March 2023 to discuss the updated Heads of Terms. Updated Heads of Terms were sent to the landowner and agent on 31 March 2023. Further to the meeting on the 27 March 2023, the Applicant issued a response to the landowner's agent on 27 April 2023 providing an update on the key points relating to the Heads of Terms. Meeting arranged and held on 5 May 2023. The Applicant has been frequently requesting meetings with the landowner's agent to discuss the Heads of Terms - the Applicant is still awaiting confirmation from the landowner's agent on availability. A further follow up in this regard was sent on 18 May 2023. An email was received from the land agent on 23 May 2023 but did not provide a response to the Applicant's request for engagement or further meetings. Update meeting held with the landowners agent on 12 June 2023 to discuss Heads of Terms. Call made to landowner's agent on 23 June 2023 to discuss Heads of Terms. Email sent to landowner's agent on 30 June 2023 requesting a meeting week commencing 3 July 2023 to discuss Heads of Terms. Further email sent to land agent on 11 July 2023 requesting availability for client meetings to further discuss Heads of Terms as no response received to email on 30 June 2023. The Applicant held a meeting with the landowners agent on 20 July 2023 to discuss the Heads of Terms and provide an update on the project. The Applicant sent an email to the landowner's agent on 21 August 2023 requesting a meeting to discuss the updated commercial offer within the latest Heads of Terms issued on 1 August 2023. The Applicant received a response from the landowner's agent on 22 August 2023 advising they do not wish to have any further meetings until the commercial offerings are further increased and that they will not be taking any steps to move forward unless the commercial offer is increased again. The Applicant responded on 30 August 2023 to express their disappointment that the landowners' agent did not wish to further engage. The Applicant also re-iterated that the uplifted commercial offering in place reflects recent comparable land transactions, is considered by the Applicant's advisors to be a fair reflection of the current open market value of the land, and no further increases are proposed. A further response was then received on 31 August 2023 from the landowner's agent clarifying that they would continue to engage with the Applicant. The Applicant responded to the landowner's agent on 31 August 2023 reconfirming their position on the commercial offering. The Applicant will seek to meet with the landowner's agent in order to try and resolve this matter. The Applicant received a response from the landowner's agent on 5 September 2023 advising they would be willing to meet for a meaningful discussion. The Applicant responded on 8 September 2023 and provided further evidence of recent comparable market transactions and requested a meeting to discuss the Heads of Terms. The Applicant met with the landowner's agent on 11 September 2023 and provided a general project update in terms of examination timescales and progress. Further emails were exchanged prior to this meeting. The landowner's agent called the Applicant on 12 September 2023 to request the landowner's uplifted Heads of Terms be sent to two of their colleagues - the Applicant emailed the Heads of Terms on 13 September 2023. The Applicant sent a further email on 20 September 2023 requesting availability for a meeting to have a further discussion on the Heads of Terms, in particular regarding recent comparable market transactions. Negotiations on signing the Heads of Terms are ongoing.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner	
							13-18	TP	Construction access only	Full construction programme							
							13-19	TP	Working area	Full construction programme							

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Obj No.	Name / Organisation (Landowner / Tenant)	IP/ AP Ref No[1]	RR Ref No	WR Ref No	Other Doc Ref No	BoR Part 1, 2, 3?	Plots	Powers (CA(L)/ CA(SS)/ CA(R)/ TP[2])	Purpose for which powers sought	Duration of TP	CA?	Blight?	Detail of negotiations and progress made since last update	Agreed?[3]	Status and summary of Objection	Outstanding matters, next steps and progress anticipated by end of Examination
34	Church Lane Ewloe Limited (formerly Alan James Field and Lisa Michelle Field)					1	17-34 17-39 17-40	TP CA(SS) CA(SS)	Construction access only Pipeline Pipeline	Full construction programme N/A N/A	Y	N	Negotiations commenced with Alan and Lisa Field in May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. Landowner acknowledged receipt of the Heads of Terms on 26 July 2022 but expressed concern over the consideration payment value. It was confirmed that the landowner is seeking legal representation and declined the option of a site meeting. Emailed on 14 September 2022 to request information to confirm the transfer of Church Lane into this landowner's name as updated Land Registry still listed in previous ownership name. Landowner confirmed evidence would be provided by their solicitor. Evidence provided by their solicitor on 15 November 2022 Confirmation received in January 2023 that the Heads of Terms had been passed to a land agent. Updated Heads of Terms were sent to the landowner and agent on 31 March 2023. Heads of Terms emailed to the land agent on 3 April 2023. Follow up email sent to the land agent on 22 May 2023 requesting an update on the Heads of Terms and offering a site meeting as no response has been provided on the Heads of Terms issued on the 31 March 2023. Call with land agent on 12 June 2023, who will consult with client and then revert with comments. Follow up email to land agent on 23 June 2023 asking for comments on Heads of Terms and availability for a Teams meeting. Email sent on 11 July 2023 to land agent to request a Teams meeting. Response received from land agent and a teams meeting arranged for 13 July 2023 to discuss Heads of Terms. Teams meeting rearranged from 13 July 2023 to 14 July 2023. Teams meeting held on 14 July 2023 with land agent to discuss Heads of Terms. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. Further to recent engagement with the landowners agent on 14 July 2023, The Applicant issued updated Head of Terms on 1 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. Follow up email sent to landowner's agent on 3 August 2023 following the Teams meeting held on 14 July 2023. Email sent to the landowner's agent on 24 August 2023 asking for availability for a Teams meeting to discuss the revised Heads of Terms. Further emails were sent to the landowner's agent on 12 and 18 September 2023.		None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner

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³ Denotes if voluntary agreement has been reached with the landowner – where Y, row is highlighted green

Obj No.	Name / Organisation (Landowner / Tenant)	IP/ AP Ref No[1]	RR Ref No	WR Ref No	Other Doc Ref No	BoR Part 1, 2, 3?	Plots	Powers (CA(L)/ CA(SS)/ CA(R)/ TP[2])	Purpose for which powers sought	Duration of TP	CA?	Blight?	Detail of negotiations and progress made since last update	Agreed?[3]	Status and summary of Objection	Outstanding matters, next steps and progress anticipated by end of Examination
35	David Alan Wright and Anne Wright					1	5-09 5-10	CA(SS) CA(SS)	Pipeline Pipeline	N/A N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. A series of follow up calls confirmed that the landowners had thought they had returned the Heads of Terms, but these were not received. Currently awaiting an agreed version of the Heads of Terms, or further feedback from the landowner. An email was sent on 30 September 2022, advising of an additional plot to be included in the Heads of Terms. Updated Heads of Terms were provided on 7 November 2022, confirmed in a call on 23 November 2022 that they were happy with the terms and would return. The Heads of Terms were signed and returned on 5 December 2023. Meeting held with land agent on 24 January 2023 to provide an update on the scheme. Updated Heads of Terms were sent to the landowner and agent on 15 March 2023. Meeting held with land agent on 27 March 2023 to discuss the updated Heads of Terms. Further to the meeting on the 27 March 2023, the Applicant issued a response to the landowners' agent on 27 April 2023 providing an update on the key points relating to the Heads of Terms. Meeting arranged and held on 5 May 2023. The Applicant has been frequently requesting meetings with the landowner's agent to discuss the Heads of Terms - the Applicant is still awaiting confirmation from the landowners' agent on availability. A further follow up in this regard was sent on 18 May 2023. An email was received from the land agent on 23 May 2023 but did not provide a response to the Applicant's request for engagement or further meetings. Update meeting held with the landowners agent on 12 June 2023 to discuss Heads of Terms. Call made to landowners' agent on 23 June 2023 to discuss Heads of Terms. Email sent to landowners' agent on 30 June 2023 requesting a meeting week commencing 3 July 2023 to discuss Heads of Terms. Further email sent to land agent on 11 July 2023 requesting availability for client meetings to further discuss Heads of Terms as no response received to email on 30 June 2023. The Applicant held a meeting with the landowners agent on 20 July 2023 to discuss the Heads of Terms and provide an update on the project. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. Further to recent engagement with the landowners agent on 20 July 2023, The Applicant issued updated Head of Terms on 1 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. The Applicant sent an email to the landowner's agent on 21 August 2023 requesting a meeting to discuss the updated commercial offer within the latest Heads of Terms issued on 1 August 2023. The Applicant received a response from the landowner's agent on 22 August 2023 advising they do not wish to have any further meetings until the commercial offerings are further increased and that they will not be taking any steps to move forward unless the commercial offer is increased again. The Applicant responded on 30 August 2023 to express their disappointment that the landowners' agent did not wish to further engage. The Applicant also re-iterated that the uplifted commercial offering in place reflects recent comparable land transactions, is considered by the Applicant's advisors to be a fair reflection of the current open market value of the land, and no further increases are proposed. A further response was then received on 31 August 2023 from the landowner's agent clarifying that they would continue to engage with the Applicant. The Applicant responded to the landowner's agent on 31 August 2023 reconfirming their position on the commercial offering. The Applicant will seek to meet with the landowner's agent in order to try and resolve this matter. The Applicant met with the landowner's agent on 11 September 2023 and provided a general project update. Further emails were exchanged prior to this meeting. Due to the response received from the landowner's agent on 22 August 2023, the Applicant acknowledges that it is now very unlikely a voluntary agreement will be concluded before the end of the Examination period.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							5-14	CA(SS)	Pipeline	N/A						

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³ Denotes if voluntary agreement has been reached with the landowner – where Y, row is highlighted green

Obj No.	Name / Organisation (Landowner / Tenant)	IP/ AP Ref No[1]	RR Ref No	WR Ref No	Other Doc Ref No	BoR Part 1, 2, 3?	Plots	Powers (CA(L)/ CA(SS)/ CA(R)/ TP[2])	Purpose for which powers sought	Duration of TP	CA?	Blight?	Detail of negotiations and progress made since last update	Agreed?[3]	Status and summary of Objection	Outstanding matters, next steps and progress anticipated by end of Examination	
36	Noreen Williams					1	17-30	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. Landowner acknowledged receipt of Heads of Terms on 26 July 2022 and passed on contact details of who to correspond with in future. Confirmed they would like a more detailed map and a site meeting to discuss further information. On 8 September 2022, the landowner's son requested a call for the following week, which was completed on 15 September 2022. It was confirmed that power of attorney is being sought and to arrange a site meeting and plans. Meeting is currently being arranged and negotiations are ongoing. Meeting was arranged on 3 October 2022, and held on 11 October 2022. Call to landowner on 09 March 2023 confirmed matters with solicitors. Updated Heads of Terms were sent to the landowner and agent on 15 March 2023. Call on 19 April 2023 confirmed receipt of the updated Heads of Terms, that they were under consideration and that a meeting could be set up to discuss. Call on 5 May 2023 to arrange meeting for 10 May 2023 to discuss updated Heads of Terms. Site meeting on 10 May 2023 to provide general project update. Follow up email sent on 12 June 2023 for further comments on Heads of Terms. Follow up call made to landowner on 23 June 2023 to discuss Option Fee and seeking professional advice. Call made to landowner on 11 July 2023 to follow up previous discussion surrounding Option Fee and professional advise. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. The Applicant issued updated Head of Terms on 1 August 2023 to the landowner providing a further uplift on its commercial offer. Emailed landowner with electronic Heads of Terms on 10 August 2023 and offered opportunity to have a follow up site meeting. Negotiations on signing the updated Heads of Terms are ongoing. A follow up email was sent to the landowner on 12 September 2023. A chaser call was made to the landowner on 18 September 2023 to discuss Heads of Terms in more detail.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner	
							17-32	CA(SS)	Pipeline	N/A							
							17-34	TP	Construction access only	Full construction programme							
							17-39	CA(SS)	Pipeline	N/A							

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Obj No.	Name / Organisation (Landowner / Tenant)	IP/ AP Ref No[1]	RR Ref No	WR Ref No	Other Doc Ref No	BoR Part 1, 2, 3?	Plots	Powers (CA(L)/ CA(SS)/ CA(R)/ TP[2])	Purpose for which powers sought	Duration of TP	CA?	Blight?	Detail of negotiations and progress made since last update	Agreed?[3]	Status and summary of Objection	Outstanding matters, next steps and progress anticipated by end of Examination
38	David John Brown, James Edward Brown		073			1	2-01	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. Heads of Terms for compound issued on 27 August 2022. A meeting was held on 24 June 2022 to discuss the project and requirements. Concerns were raised around drainage and the interface with other pipelines in the land. The location of the construction compound was considered to be more appropriate following amendments as a result of consultation feedback. It was suggested that there may be proposed development on the land. Comments have been provided on a number of clauses on the Heads of Terms provided by land agent. Meeting held with land agent for all associated clients on 14 September 2022. Key issues related to lift and shift clauses, consideration payments and professional fees. A further Heads of Terms agreement was issued on 23 September 2022 for mitigation land. An email was sent on 29 September 2022, advising of an additional plot to be included in the Heads of Terms. Land agent was contacted to arrange meetings for clients on 30 November, 2 and 6 December 2022, and followed up on 4 January 2023. Response received from land agent on 5 January 2023. Meeting held on 23 January 2023 to provide an update on the scheme and discuss impacts. Land agent provided further details on the land use on 25 January 2023. Land agent emailed requesting meeting. Responded on 26 January 2023 with availability for w/c 20 February 2023. On 3 February 2023, land agent provided evidence of potential development. Meeting held with land agent on 27 March 2023 to discuss the updated Heads of Terms. Updated Heads of Terms were sent to the landowner and agent on 31 March 2023. Further to the meeting on the 27 March 2023, the Applicant issued a response to the landowners' agent on 27 April 2023 providing an update on the key points relating to the Heads of Terms. Meeting arranged and held on 5 May 2023. The Applicant has been frequently requesting meetings between the landowner - the Applicant and other related developments and is still awaiting confirmation from the landowners' agent. A further follow up in this regard was sent on 18 May 2023. An email was received from the land agent on 23 May 2023 but did not provide a response to the Applicant's request for engagement or further meetings. Update meeting held with the landowner's agent on 12 June 2023 to discuss Heads of Terms. Email received from land agent on 14 June 2023 and the Applicant responded on 16 June 2023 to respond to queries. Call made to landowners' agent on 23 June 2023 to discuss Heads of Terms. Email sent to landowners' agent on 30 June 2023 requesting a meeting week commencing 3 July 2023 to discuss Heads of Terms. Email sent to land agent on 6 July 2023 requesting a developers meeting with the landowner and the Applicant's representatives, for the week commencing 17 July 2023. Site meeting with landowner and land agent on 7 July 2023. Email to land agent on 11 July 2023 requesting availability for client meetings to further discuss Heads of Terms. Response received from landowners agent on 11 July 2023 confirming meeting date for 21 July 2023 for developers meeting. The Applicant held a meeting with the landowners agent on 20 July 2023 to discuss the Heads of Terms and provide an update on the project. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. Further to recent engagement with the landowners agent on 20 July 2023, The Applicant issued updated Head of Terms on 1 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. The Applicant sent an email to the landowner's agent on 21 August 2023 requesting a meeting to discuss the updated commercial offer within the latest Heads of Terms issued on 1 August 2023. The Applicant received a response from the landowner's agent on 22 August 2023 advising they do not wish to have any further meetings until the commercial offerings are further increased and that they will not be taking any steps to move forward unless the commercial offer is increased again. The Applicant responded on 30 August 2023 to express their disappointment that the landowners' agent did not wish to further engage. The Applicant also reiterated that the uplifted commercial offering in place reflects recent comparable land transactions, is considered by the Applicant's advisors to be a fair reflection of the current open market value of the land, and no further increases are proposed. A further response was then received on 31 August 2023 from the landowner's agent clarifying that they would continue to engage with the Applicant. The Applicant responded to the landowner's agent on 31 August 2023 reconfirming their position on the commercial offering. The Applicant will seek to meet with the landowner's agent in order to try and resolve this matter. The Applicant received a response from the landowner's agent on 5 September 2023 advising they would be willing to meet for a meaningful discussion. The Applicant responded on 8 September 2023 and provided further evidence of recent comparable market transactions and requested a meeting to discuss the Heads of Terms. The Applicant met with the landowner's agent on 11 September 2023 and provided a general project update in terms of examination timescales and progress. Further emails were exchanged prior to this meeting. The landowner's agent called the Applicant on 12 September 2023 to request the landowner's uplifted Heads of Terms be sent to two of their colleagues - the Applicant emailed the Heads of Terms on 13 September 2023. The Applicant sent a further email on 20 September 2023 requesting availability for a meeting to have a further discussion on the Heads of Terms, in particular regarding recent comparable market transactions. Negotiations on signing the Heads of Terms are ongoing.	N	Discussions ongoing. Issues relate to lack of engagement and impact of 3 pipelines across land and severe impact on farm business.	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							2-02	TP	Working area	Full construction programme						
							2-02a	CA(R)	Access to pipeline	N/A						
							2-03	CA(SS)	Pipeline	N/A						
							2-08	CA(SS)	Pipeline	N/A						
							2-14	CA(SS)	Pipeline	N/A						
							4-11	TP	Working area	Full construction programme						
							4-12	CA(SS)	Pipeline	N/A						
							4-13	CA(SS)	Pipeline	N/A						
							4-15	CA(SS)	Pipeline	N/A						
4-17	CA(SS)	Pipeline	N/A													
4-18	CA(SS)	Pipeline	N/A													
39	David John Brown, James Edward Brown and Ruth Brown		073			1	2-09	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. Heads of Terms for compound issued on 27 August 2022. A meeting was held on 24 June 2022 to discuss the project and requirements. Concerns were raised around drainage and the interface with other pipelines in the land. The location of the construction compound was considered to be more appropriate following amendments as a result of consultation feedback. It was suggested that there may be proposed development on the land. Comments have been provided on a number of clauses on the Heads of Terms provided by land agent. Meeting held with land agent for all associated clients on 14 September 2022. Key issues related to lift and shift clauses, consideration payments and professional fees. A further Heads of Terms agreement was issued on 23 September 2022 for mitigation land. An email was sent on 29 September 2022, advising of an additional plot to be included in the Heads of Terms. Land agent was contacted to arrange meetings for clients on 30 November, 2 and 6 December 2022, and followed up on 4 January 2023. Response received from land agent on 5 January 2023. Meeting held on 23 January 2023 to provide an update on the scheme and discuss impacts. Land agent provided further details on the land use on 25 January 2023. Land agent emailed requesting meeting. Responded on 26 January 2023 with availability for w/c 20 February 2023. On 3 February 2023, land agent provided evidence of potential development. Meeting held with land agent on 27 March 2023 to discuss the updated Heads of Terms. Updated Heads of Terms were sent to the landowner and agent on 31 March 2023. Further to the meeting on the 27 March 2023, the Applicant issued a response to the landowners' agent on 27 April 2023 providing an update on the key points relating to the Heads of Terms. Meeting arranged and held on 5 May 2023. The Applicant has been frequently requesting meetings between the landowner - the Applicant and other related developments and is still awaiting confirmation from the landowners' agent. A further follow up in this regard was sent on 18 May 2023. An email was received from the land agent on 23 May 2023 but did not provide a response to the Applicant's request for engagement or further meetings. Update meeting held with the landowner's agent on 12 June 2023 to discuss Heads of Terms. Email received from land agent on 14 June 2023 and the Applicant responded on 16 June 2023 to respond to queries. Call made to landowners' agent on 23 June 2023 to discuss Heads of Terms. Email sent to landowners' agent on 30 June 2023 requesting a meeting week commencing 3 July 2023 to discuss Heads of Terms. Email sent to land agent on 6 July 2023 requesting a developers meeting with the landowner and the Applicant's representatives, for the week commencing 17 July 2023. Site meeting with landowner and land agent on 7 July 2023. Email to land agent on 11 July 2023 requesting availability for client meetings to further discuss Heads of Terms. Response received from landowners agent on 11 July 2023 confirming meeting date for 21 July 2023 for developers meeting. The Applicant held a meeting with the landowners agent on 20 July 2023 to discuss the Heads of Terms and provide an update on the project. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. Further to recent engagement with the landowners agent on 20 July 2023, The Applicant issued updated Head of Terms on 1 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. The Applicant sent an email to the landowner's agent on 21 August 2023 requesting a meeting to discuss the updated commercial offer within the latest Heads of Terms issued on 1 August 2023. The Applicant received a response from the landowner's agent on 22 August 2023 advising they do not wish to have any further meetings until the commercial offerings are further increased and that they will not be taking any steps to move forward unless the commercial offer is increased again. The Applicant responded on 30 August 2023 to express their disappointment that the landowners' agent did not wish to further engage. The Applicant also reiterated that the uplifted commercial offering in place reflects recent comparable land transactions, is considered by the Applicant's advisors to be a fair reflection of the current open market value of the land, and no further increases are proposed. A further response was then received on 31 August 2023 from the landowner's agent clarifying that they would continue to engage with the Applicant. The Applicant responded to the landowner's agent on 31 August 2023 reconfirming their position on the commercial offering. The Applicant will seek to meet with the landowner's agent in order to try and resolve this matter. The Applicant received a response from the landowner's agent on 5 September 2023 advising they would be willing to meet for a meaningful discussion. The Applicant responded on 8 September 2023 and provided further evidence of recent comparable market transactions and requested a meeting to discuss the Heads of Terms. The Applicant met with the landowner's agent on 11 September 2023 and provided a general project update in terms of examination timescales and progress. Further emails were exchanged prior to this meeting. The landowner's agent called the Applicant on 12 September 2023 to request the landowner's uplifted Heads of Terms be sent to two of their colleagues - the Applicant emailed the Heads of Terms on 13 September 2023. The Applicant sent a further email on 20 September 2023 requesting availability for a meeting to have a further discussion on the Heads of Terms, in particular regarding recent comparable market transactions. Negotiations on signing the Heads of Terms are ongoing.	N	Discussions ongoing. Issues relate to lack of engagement and impact of 3 pipelines across land and severe impact on farm business.	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							2-11	TP	Working area	Full construction programme						
							2-12	TP	Working area	Full construction programme						
							2-13	CA(SS)	Pipeline	N/A						
							3-02	TP	Construction compound	Full construction programme						
							3-03	CA(L)	Mitigation	N/A						
							4-01	TP	Construction compound	Full construction programme						
							4-02	TP	Construction compound	Full construction programme						
							4-03	TP	Construction compound	Full construction programme						
							4-04	TP	Construction compound	Full construction programme						
							4-05	CA(SS)	Pipeline	N/A						
							4-06	CA(SS)	Pipeline	N/A						
							4-07	CA(SS)	Pipeline	N/A						
							4-09	CA(SS)	Pipeline	N/A						
							4-10	CA(SS)	Pipeline	N/A						
							4-16	CA(SS)	Pipeline	N/A						

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² CA(L): Compulsory acquisition of land at the surface; CA(SS): Compulsory acquisition of subsurface; CA(R): Compulsory acquisition of rights; TP: Temporary possession

³ Denotes if voluntary agreement has been reached with the landowner – where Y, row is highlighted green

Obj No.	Name / Organisation (Landowner / Tenant)	IP/ AP Ref No[1]	RR Ref No	WR Ref No	Other Doc Ref No	BoR Part 1, 2, 3?	Plots	Powers (CA(L)/ CA(SS)/ CA(R)/ TP[2])	Purpose for which powers sought	Duration of TP	CA?	Blight?	Detail of negotiations and progress made since last update	Agreed?[3]	Status and summary of Objection	Outstanding matters, next steps and progress anticipated by end of Examination
40	David John Edge					1	15-04	CA(SS)	Pipeline	N/A	Y	N	<p>Negotiations commenced September 2022. A letter was issued on 23 September 2022 to highlight to tenants that Heads of Terms had been shared with landowners and to encourage and facilitate engagement for an agreement. Tenant confirmed receipt of letter on 22 November 2022. Land agent was contacted to arrange meetings for clients on 30 November, 2 and 6 December 2022, and followed up on 4 January 2023. Response received from land agent on 5 January 2023. Meeting held on 2 February 2023 to provide an update on the scheme. Updated Heads of Terms were sent to the tenant and agent on 20 March 2023. Meeting held with land agent on 27 March 2023 to discuss the updated Heads of Terms. Further to the meeting on 27 March 2023, the Applicant issued a response to the tenant's agent on 27 April 2023 providing an update on the key points relating to the Heads of Terms. Meeting arranged and held on 5 May 2023. The Applicant has been frequently requesting meetings with the landowner's agent to discuss the Heads of Terms - the Applicant is still awaiting confirmation from the landowner's agent on availability. A further follow up in this regard was sent on 18 May 2023. An email was received from the land agent on 23 May 2023 but did not provide a response to the Applicant's request for engagement or further meetings. Update meeting held with the landlord's agent on 12 June 2023 to discuss Heads of Terms. Email sent to the tenant's landlord on 16 June 2023 requesting a further meeting to discuss Heads of Terms. Meeting held on 23 June 2023 with landlord's land agent to discuss Heads of Terms. Call made to landowner's agent on 23 June 2023 to discuss Heads of Terms. Email sent to landowner's agent on 30 June 2023 requesting a meeting week commencing 3 July 2023 to discuss Heads of Terms. Further email sent by the Applicant on 4 July 2023 to landowner's agent requesting an update on Heads of Terms, and response received on 5 July 2023. Further email sent to land agent on 11 July 2023 requesting availability for client meetings to further discuss Heads of Terms as no response received to email on 30 June 2023. Updated Heads of Terms issued to the tenant's landlord on 18 July 2023. The Applicant held a meeting with the landowners agent on 20 July 2023 to discuss the Heads of Terms and provide an update on the project. The Applicant sent an email on 21 August 2023 to the tenant's agent requesting availability for a meeting to further discuss the uplifted Heads of Terms. The Applicant sent a follow up email on 29 August 2023 to the landowner's agent requesting an update on the Heads of Terms. The Applicant received a response on 29 August 2023 from the landowner's agent advising they would not be proceeding with the signature of these Heads of Terms at present. The Applicant sent an email to the landowner's agent on 30 August regarding the Heads of Terms following up from a telephone call on the same day. The Applicant intends to meet with the landowner's agent to further discuss matters with the hope of closing out all remaining points before the end of examination. The Applicant sent an email to landowner's agent on 5 September 2023. The agent replied stating they are happy to meet. A date is set to be arranged. The Applicant tried to call the tenant's landlord's agent on 14 and 19 September 2023 to arrange a meeting. The agent was not available on either occasion, so a message was left with their secretary. The Applicant is continuing to chase in order to arrange a meeting. Negotiations on signing the updated Heads of Terms are ongoing.</p>	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							15-10	CA(R)	Access to pipeline	N/A						

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Obj No.	Name / Organisation (Landowner / Tenant)	IP/ AP Ref No[1]	RR Ref No	WR Ref No	Other Doc Ref No	BoR Part 1, 2, 3?	Plots	Powers (CA(L)/ CA(SS)/ CA(R)/ TP[2])	Purpose for which powers sought	Duration of TP	CA?	Blight?	Detail of negotiations and progress made since last update	Agreed?[3]	Status and summary of Objection	Outstanding matters, next steps and progress anticipated by end of Examination
41	David Leigh Connah Tenant: Jonathan Brown, Maria Brown and Tim Brown		043			1	17-13	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. Follow up calls were made with confirmation that the Heads of Terms had been passed to the land agent. Meeting held with land agent for all associated clients on 15 September 2022 to discuss Heads of Terms. Key issues related to consideration payments and professional fees. A further Heads of Terms agreement was issued on 23 September 2022 for mitigation land. Heads of Terms for access issued on 23 September 2022. A further letter was issued on 23 September 2022 to highlight to tenants that Heads of Terms had been shared with landowners and to encourage and facilitate engagement for an agreement. A further letter was issued on 30 September 2022, with an updated Heads of Terms with amended plan. Land agent was contacted to arrange meetings for clients on 2 December 2022, and followed up on 7 December 2022 where land agent provided comments on Heads of Terms and confirmed wish for meeting to discuss project for his clients. Meeting arranged and held on 5 January 2023 to provide project update. Updated Heads of Terms were sent to the tenant and agent on 20 March 2023. Meeting held with land agent on 27 March 2023 to discuss the updated Heads of Terms. Request received from land agent on 6 April 2023 for a meeting. Meeting arranged on 5 May 2023 but then postponed at the request of land agent. Follow up calls made to land agent on 12 and 22 May 2023 to rearrange meeting. Update meeting held with the landowner's agent on 2 June 2023 to discuss Heads of Terms. Following the meeting on 2 June, the Applicant provided a further update to the points discussed on 6 June 2023. Email sent to the landowner's land agent on 30 June 2023 requesting a meeting week commencing 3 July 2023 to discuss Heads of Terms. Response received from land agent on 10 July providing availability for a meeting to discuss Heads of Terms. The Applicant replied on 11 July offering availability for a meeting on week commencing 17 July 2023. Response received from landowner's agent on 12 July 2023 confirming availability for a meeting on 20 July 2023. The Applicant responded on 14 July 2023 to confirm the meeting date. The Applicant held a meeting with the landowners agent on 20 July 2023 to discuss the Heads of Terms and provide an update on the project. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. Further to recent engagement with the landowners agent on 20 July 2023, The Applicant issued updated Head of Terms on 1 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. Email sent to the landowner's agent on 3 September 2023 to request confirmation that the uplifted commercials have been discussed with their client and if there is a realistic chance these will be signed before the close of examination on 20 September 2023. Chaser email sent on 8 September 2023 to the tenant offering opportunity for a meeting. The Applicant did not receive a response to the email sent on 3 September 2023, so the Applicant sent a further email requesting a response on 20 September 2023. Negotiations on signing the updated Heads of Terms are ongoing.	N	Discussions ongoing. Issues relate to line of pipeline, easement width and Option area, Heads of Terms, accommodation works, health concerns etc.	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
			045				17-15	CA(SS)	Pipeline	N/A						
			17-16				TP	Working area	Full construction programme							
			17-17				CA(R)	Access to pipeline	N/A							
			17-18				CA(R)	Access to pipeline	N/A							
			17-19				CA(R)	Access to pipeline	N/A							
			17-20				CA(SS)	Pipeline	N/A							
			17-21				CA(L)	Mitigation	N/A							

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42	David Randle Hewitt, Merelyn Hewitt, Peter Michael Hewitt		053			1	19-07	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. Meeting held with land agent for all associated clients on 15 September 2022 to discuss Heads of Terms. Key issues related to consideration payments and professional fees. A further letter was issued on 23 September 2022 to highlight to tenants that Heads of Terms had been shared with landowners and to encourage and facilitate engagement for an agreement. Follow ups made with land agent to confirm ownership during November and December 2022. Land agent was contacted to arrange meetings for clients on 2 December 2022, and followed up on 7 December 2022 where land agent provided comments on Heads of Terms and confirmed wish for meeting to discuss project for his clients. Meeting arranged and held on 5 January 2023 to provide project update. Call held on 22 February 2023 to provide a project update. Updated Heads of Terms were sent to the tenant and agent on 15 March 2023. Meeting held with land agent on 27 March 2023 to discuss the updated Heads of Terms. Request received from land agent on 6 April 2023 for a meeting. Meeting arranged on 5 May 2023 but then postponed at the request of land agent. Follow up calls made to land agent on 12 and 22 May 2023 to rearrange meeting. Update meeting held with the landowners agent on 2 June 2023 to discuss Heads of Terms. Following the meeting on 2 June, the Applicant provided a further update to the points discussed on 6 June 2023. Email sent to the landowners' land agent on 30 June 2023 requesting a meeting week commencing 3 July 2023 to discuss Heads of Terms. Response received from land agent on 10 July providing availability for a meeting to discuss Heads of Terms. The Applicant replied on 11 July offering availability for a meeting on week commencing 17 July 2023. Response received from landowner's agent on 12 July 2023 confirming availability for a meeting on 20 July 2023. The Applicant responded on 14 July 2023 to confirm the meeting date. The Applicant held a meeting with the landowners agent on 20 July 2023 to discuss the Heads of Terms and provide an update on the project. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. Further to recent engagement with the landowners agent on 20 July 2023, The Applicant issued updated Head of Terms on 1 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. Negotiations on signing the updated Heads of Terms are ongoing. The Applicant sent an email to the landowners' agent on 4 September 2023 requesting an update on the Heads of Terms and if these could be agreed based on the uplifted commercial offering. The Applicant did not receive a response to the email sent on 4 September 2023, so the Applicant sent a further email requesting a response on 20 September 2023. Negotiations on signing the updated Heads of Terms are ongoing.	N	Discussions ongoing. Issues relate to line of pipeline, easement width and Option area, Heads of Terms, accommodation works, health concerns etc.	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							19-08	CA(SS)	Pipeline	N/A						
							19-09	CA(SS)	Pipeline	N/A						
							19-11	CA(SS)	Pipeline	N/A						
43	David Thomas Cairns and Keith Joseph Cairns					1	10-14	TP	Working area	Full construction programme	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for AGI and pipeline issued on 27 August 2022. Follow up attempts were made on 9 September 2022, 15 September 2022 and 21 September 2022 to confirm receipt of the Heads of Terms and request a meeting. Currently awaiting response from landowner. Further follow ups attempted on 3 and 26 October and 4 and 9 November 2022. Site visit on 15 November 2022 confirmed the documents had not been received and requested reissue, which were sent on 16 November 2022. Landowner confirmed receipt on 21 November 2022, but was not willing to sign the terms. Made contact with Mr D Cairns on 22 November 2022 and confirmed updated address and reissued Heads of Terms on 6 December 2022. Follow up attempted with Mr D Cairns on 3 January 2023, and confirmed he owned the land. Follow up attempted again on 26 January 2023 to discuss the Heads of Terms but unsuccessful. Updated Heads of Terms were sent to the landowner and agent on 6 April 2023. Attempted to call on 22 May 2023 and 14 June 2023 to follow up revised Heads of Terms, and sent emails asking for comments. Email sent to landowner on 3 July 2023 to follow up on Heads of Terms. Follow up call attempted and voice message left on mobile number on 14 July 2023. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. Further to recent engagement with the landowners agent on 23 June 2023, The Applicant issued updated Head of Terms on 1 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. Chaser call made to landowner on 21 August 2023, and voice message left asking for a call back to confirm receipt of revised Heads of Terms. A further call was made to the landowner on 12 and 18 September 2023 and a voice message left requesting a call back. Negotiations on signing the updated Heads of Terms are ongoing.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							10-15	TP	Working area	Full construction programme						
							10-16	CA(SS)	Pipeline	N/A						
							10-17	TP	Working area	Full construction programme						
							10-18	CA(SS)	Pipeline	N/A						
							10-19	TP	Working area	Full construction programme						
							11-03	CA(L)	Mollington BVS	N/A						

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44	David William Lewis and Iona Kay Lewis					1	5-11 5-14	CA(SS) CA(SS)	Pipeline Pipeline	N/A N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for potential pipeline issued on 15 September 2022. Follow up calls made to check receipt of Heads of Terms, which was confirmed on 27 October 2022. Requested meeting on 4 November 2022, which was held on 18 November 2022. Landowners confirmed they would sign and return the Heads of Terms. Heads of Terms were returned on 15 December 2022. Updated Heads of Terms were sent to the landowner and agent on 15 March 2023. The updated Heads of Terms were agreed and returned on 27 April 2023. The Applicant emailed the landowner on 20 September 2023 to notify them that there had been a commercial uplift to the land value that would apply should the Option need to be triggered.	Y	None received	Heads of Terms signed. Agreement to be completed in due course.
45	D Boyling & Partners					1	11-09 11-10 11-11 11-13 11-16	CA(SS) CA(SS) CA(SS) CA(SS)	Pipeline Pipeline Pipeline Pipeline	N/A N/A N/A N/A	Y	N	Negotiations commenced May 2022. A letter was issued on 23 September 2022 to highlight to tenants that Heads of Terms had been shared with landowners and to encourage and facilitate engagement for an agreement. Request made to land agent to arrange meeting on 4 November 2022. Follow up with landowner/tenant to confirm receipt of tenant letter, which was reissued on 11 November 2022. Further call from landowner requesting meeting received on 11 November 2023, which was arranged and held on 16 November 2023. Land agent was contacted to arrange meetings for clients on 30 November, 2 and 6 December 2022, and followed up on 4 January 2023. Response received from land agent on 5 January 2023. Meeting held on 7 February 2023 to provide an update on the scheme. Updated Heads of Terms were sent to the landowner and agent on 15 March 2023. Meeting held with land agent on 27 March 2023 to discuss the updated Heads of Terms. Further to the meeting on 27 March 2023, the Applicant issued a response to the landowner's agent on 27 April 2023 providing an update on the key points relating to the Heads of Terms. Meeting arranged and held on 5 May 2023. The Applicant has been frequently requesting meetings with the landowner's agent to discuss the Heads of Terms - the Applicant is still awaiting confirmation from the landowner's agent on availability. A further follow up in this regard was sent on 18 May 2023. An email was received from the land agent on 23 May 2023 but did not provide a response to the Applicant's request for engagement or further meetings. Update meeting held with the landowners agent on 12 June 2023 to discuss Heads of Terms. Call made to landowner's agent on 23 June 2023 to discuss Heads of Terms. Email sent to landowner's agent on 30 June 2023 requesting a meeting week commencing 3 July 2023 to discuss Heads of Terms. Further email sent to land agent on 11 July 2023 requesting availability for client meetings to further discuss Heads of Terms as no response received to email on 30 June 2023. The Applicant held a meeting with the landowners agent on 20 July 2023 to discuss the Heads of Terms and provide an update on the project. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. Further to recent engagement with the landowners agent on 20 July 2023, The Applicant issued updated Head of Terms on 1 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. The Applicant sent an email to the landowner's agent on 21 August 2023 requesting a meeting to discuss the updated commercial offer within the latest Heads of Terms issued on 1 August 2023. The Applicant received a response from the landowner's agent on 22 August 2023 advising they do not wish to have any further meetings until the commercial offerings are further increased and that they will not be taking any steps to move forward unless the commercial offer is increased again. The Applicant responded on 30 August 2023 to express their disappointment that the landowners' agent did not wish to further engage. The Applicant also re-iterated that the uplifted commercial offering in place reflects recent comparable land transactions, is considered by the Applicant's advisors to be a fair reflection of the current open market value of the land, and no further increases are proposed. A further response was then received on 31 August 2023 from the landowner's agent clarifying that they would continue to engage with the Applicant. The Applicant responded to the landowner's agent on 31 August 2023 reconfirming their position on the commercial offering. The Applicant will seek to meet with the landowner's agent in order to try and resolve this matter. The Applicant received a response from the landowner's agent on 5 September 2023 advising they would be willing to meet for a meaningful discussion. The Applicant responded on 8 September 2023 and provided further evidence of recent comparable market transactions and requested a meeting to discuss the Heads of Terms. The Applicant met with the landowner's agent on 11 September 2023 and provided a general project update in terms of examination timescales and progress. Further emails were exchanged prior to this meeting. The landowner's agent called the Applicant on 12 September 2023 to request the landowner's uplifted Heads of Terms be sent to two of their colleagues - the Applicant emailed the Heads of Terms on 13 September 2023. The Applicant sent a further email on 20 September 2023 requesting availability for a meeting to have a further discussion on the Heads of Terms, in particular regarding recent comparable market transactions.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner

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46	Edward Crank / R Crank & Sons					1	6-04	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced September 2022. A letter was issued on 23 September 2022 to highlight to tenants that Heads of Terms had been shared with landowners and to encourage and facilitate engagement for an agreement. Land agent was contacted to arrange meetings for clients on 30 November, 2 and 6 December 2022, and followed up on 4 January 2023. Response received from land agent on 5 January 2023. Follow up with tenant on 9 January 2023 confirmed that the tenancy remains in place. Meeting held on 24 January 2023 to provide an update on the scheme. Confirmed interest in an additional plots 6-04, 6-06, 6-13 and 6-14. On 3 March 2023, landlord Peel confirmed a number of plots that fall outside of the tenancy. Meeting held with land agent on 27 March 2023 to discuss the updated Heads of Terms. Further to the meeting on 27 March 2023, the Applicant issued a response to the tenant's agent on 27 April 2023 providing an update on the key points relating to the Heads of Terms. Updated Heads of Terms sent to tenant and agent on 3 May 2023. Meeting arranged and held on 5 May 2023. The Applicant has been frequently requesting meetings with the landowner's agent to discuss the Heads of Terms - the Applicant is still awaiting confirmation from the landowner's agent on availability. A further follow up in this regard was sent on 18 May 2023. An email was received from the land agent on 23 May 2023 but did not provide a response to the Applicant's request for engagement or further meetings. Update meeting held with the landowner's agent on 12 June 2023 to discuss Heads of Terms. Call made to landowner's agent on 23 June 2023 to discuss Heads of Terms. Email sent to landowner's agent on 30 June 2023 requesting a meeting week commencing 3 July 2023 to discuss Heads of Terms. Further email sent to land agent on 11 July 2023 requesting availability for client meetings to further discuss Heads of Terms as no response received to email on 30 June 2023. The Applicant held a meeting with the landowners agent on 20 July 2023 to discuss the Heads of Terms and provide an update on the project. The Applicant sent an email to the tenant's agent on 21 August 2023 requesting a meeting to discuss the updated commercial offer within the latest Heads of Terms issued on 1 August 2023. The Applicant received a response from the tenant's agent on 22 August 2023 advising they do not wish to have any further meetings until the commercial offerings are further increased and that they will not be taking any steps to move forward unless the commercial offer is increased again. The Applicant responded on 30 August 2023 to express their disappointment that the tenant's agent did not wish to further engage. The Applicant also re-iterated that the uplifted commercial offering in place reflects recent comparable land transactions, is considered by the Applicant's advisors to be a fair reflection of the current open market value of the land, and no further increases are proposed. A further response was then received on 31 August 2023 from the tenant's agent clarifying that they would continue to engage with the Applicant. The Applicant responded to the tenant's agent on 31 August 2023 reconfirming their position on the commercial offering. The Applicant will seek to meet with the tenant's agent in order to try and resolve this matter. The Applicant received a response from the tenant's agent on 5 September 2023 advising they would be willing to meet for a meaningful discussion. The Applicant responded on 8 September 2023 and provided further evidence of recent comparable market transactions and requested a meeting to discuss the Heads of Terms. The Applicant met with the tenant's agent on 11 September 2023 and provided a general project update in terms of examination timescales and progress. Further emails were exchanged prior to this meeting. The tenant's agent called the Applicant on 12 September 2023 to request the tenant's uplifted Heads of Terms be sent to two of their colleagues - the Applicant emailed the Heads of Terms on 13 September 2023. The Applicant sent a further email on 20 September 2023 requesting availability for a meeting to have a further discussion on the Heads of Terms, in particular regarding recent comparable market transactions. Negotiations on signing the Heads of Terms are ongoing.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							6-06	CA(L)	Working area	N/A						
							6-13	TP	Working area	N/A						
							6-14	CA(SS)	Pipeline	N/A						

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47	Edward Delaney, James Delaney and Patrick Doran					1	3-16 3-17	CA(SS) CA(SS)	Pipeline Pipeline	N/A N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. Heads of Terms were returned to sender on 29 July 2022 and attempted hand delivery on 3 August 2022. Parties at the contact addresses did not know of the individuals and contact details are being investigated. Attempted to follow up the Heads of Terms have occurred on 19 July 2022. Further investigations have identified a potential alternative address for Mr Doran and a further letter was sent on 21 September 2022 to this alternative address to attempt to identify correct contact details. Followed up with council representative to request details of landowners in November and December 2022. Updated Heads of Terms were sent to the landowner and agent on 15 March 2023. Follow up call and email to Council representative on 14 June 2023 to check for any updates in communications the Council may have had with the landowners. Meeting held on 19 June 2023 with Council representative. Council representative emailed on 23 June 2023 that they are still chasing enforcement and planning lead for an update. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. The Applicant issued updated Head of Terms on 1 August 2023 to the landowner providing a further uplift on its commercial offer. Despite the Applicant's best endeavours, the Applicant has been unable to make contact with any of the landowners therefore it is not expected any voluntary agreement will be reached prior to the end of examination.	N	None received	Unable to make contact with any of the landowners therefore it is not expected any voluntary agreement will be reached at this time.
48	Edward Gerring Booker					1	20-07 20-08 20-09 20-10 20-23 20-25 20-26 20-28	TP CA(SS) CA(R) TP CA(SS) CA(SS) CA(SS) CA(SS)	Working area Pipeline Access to pipeline Working area Pipeline Pipeline Pipeline Pipeline	Full construction programme N/A N/A Full construction programme N/A N/A N/A N/A	Y	N	Negotiations commenced September 2022. A letter was issued on 23 September 2022 to highlight to tenants that Heads of Terms had been shared with landowners and to encourage and facilitate engagement for an agreement. Tenant confirmed receipt of letter on 4 November 2022. Call held with land agent on 11 November 2022 to discuss the Heads of Terms. Land agent provided comments and confirmed them by email on 14 November 2022. Meeting held with land agent on 17 January 2023 to provide an update on the scheme. Call held with tenant on 8 March 2023 to discuss ongoing surveys and provided project update. Meeting held with land agent on 30 March 2023 to discuss the updated Heads of Terms. Updated Heads of Terms were sent to the tenant and agent on 31 March 2023. Meeting arranged and held on 9 May 2023. Email to land agent on 16 June 2023 asking for availabilities for a virtual meeting to receive feedback on revised Heads of Terms. Follow up calls and voice messages left to land agent on 19 and 23 June 2023, requesting availability for client Heads of Terms meetings. Email sent to landowners' agent on 30 June 2023 requesting a meeting week commencing 3 July 2023 to discuss Heads of Terms. Further email sent to landowner's agent on 12 July 2023 requesting availability for a meeting week commencing 17 July 2023. Response received from landowner's agent on 12 July 2023, to which the Applicant responded and a meeting has been arranged for 20 July 2023. The Applicant held a meeting with the landowner's agent on 20 July 2023 to discuss the Heads of Terms and provide an update on the project. Further to recent engagement with the landowner's agent on 20 July 2023, the Applicant issued updated Head of Terms on 1 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. An email was sent to the landowner's land agent to request comparables on 7 August 2023. An email was received from the land agent on 11 August 2023. A further email was sent to the land agent on 29 August 2023. The Applicant sent an email to the landowner's agent on 3 September 2023 to offer a project update meeting and to discuss any matters relating to the Heads of Terms in order to progress matters before the close of examination. The Applicant did not receive a response to the email sent on 3 September 2023, so the Applicant sent a further email requesting a response on 20 September 2023. Negotiations on signing the updated Heads of Terms are ongoing.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner

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49	EE Limited					1	9-03 9-04 9-05	CA(SS) CA(R) TP	Pipeline Access to pipeline Working area	N/A N/A Full construction programme	Y	N	Negotiations commenced September 2022. A letter was issued on 23 September 2022 to highlight to tenants that Heads of Terms had been shared with landowners and to encourage and facilitate engagement for an agreement. Follow up to confirm receipt of tenant letter, but all other correspondence has been via landowner. Updated tenant letter issued on 18 May 2023. Email received from Network Manager at Three on 30 May 2023, asking for plan of affected land. Email response was sent on 16 June 2023, with plan showing pole location. Revised Heads of Terms were also emailed to landlord's land agent on 16 June 2023. Landowner responded on 19 June 2023 that the management company of the affected utility pole will be in touch. Landlord's land agent responded to revised Heads of Terms on 26 June 2023, asking for details of land plans and finalised route plan. Response provided on 29 June 2023 to landowner's land agent and email to landowner asking for contact details of management company of utility pole. Landowner's land agent emailed on 4 July 2023 asking if plans on Planning Inspectorate website are the latest. Responded to landowner's land agent email on 11 July 2023 with link to the folder on the Planning Inspectorate website with the most recent plans. Email received from landowner's agent on 26 July 2023 asking for more information on pipeline route. The Applicant responded to the landowner's agent on 26 July 2023 with a link to the most recent plans on the Planning Inspectorate website and requesting availability for a Teams meeting to discuss Heads of Terms in further detail. The tenant's landlord's land agent queried the permanent rights which are to be acquired on the land, on 26 July 2023. The Applicant sent a detailed response regarding the Heads of Terms and rights sought on 3 September 2023 to the tenant's landlord and offered a meeting to further discuss with the intention of resolving any outstanding points before the close of examination. Chaser email sent to the land agent of the tenant's landlord on 12 September 2023 offering opportunity for a meeting as no response received.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner

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50	Emma Clare Craven-Smith-Milnes		071	REP1-079		1	3-17	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. Meeting held on site on 13/06/2022 to discuss the project. Comments have been provided on a number of clauses on the Heads of Terms provided by land agent. Meeting held with land agent for all associated clients on 14 September 2022. Key issues related to lift and shift clauses, consideration payments and professional fees. A further Heads of Terms agreement was issued on 23 September 2022 for mitigation land. A further letter was issued on 29 September 2022 with Heads of Terms for 100 m optionality required for two plots. Land agent was contacted to arrange meetings for clients on 30 November, 2 and 6 December 2022, and further followed up on 4 January 2023. Response received from land agent on 5 January 2023. Meeting requested again on 26 January 2023 and held with land agent on 15 February 2023 to provide an update on the scheme. Meeting held with land agent and landowner on 3 March 2023 to discuss the project and the landowners proposed solar development. Agreed requirement for further meeting with solar developer. Updated Heads of Terms were sent to the landowner and agent on 20 March 2023. Meeting held with landowner, agent and Anesco (solar developer). Further meeting held with land agent on 27 March 2023 to discuss the updated Heads of Terms. Further engagement was held with the landowner's agent on 14 April 2023 and again on 18 April 2023 relating to plans. Further correspondence relating to the Statement of Common Ground was sent to the landowners agent on 22 April 2023. Further to the meeting on 27 March 2023, the Applicant issued a response to the landowner's agent on 27 April 2023 providing an update on the key points relating to the Heads of Terms. Meeting arranged and held on 5 May 2023. The Applicant has been frequently requesting meetings with the landowner's agent to discuss the Heads of Terms - the Applicant is still awaiting confirmation from the landowner's agent on availability. A further follow up in this regard was sent on 18 May 2023. An email was received from the land agent on 23 May 2023 but did not provide a response to the Applicant's request for engagement or further meetings. Update meeting held with the landowner's agent on 12 June 2023 to discuss Heads of Terms. Call made to landowner's agent on 23 June 2023 to discuss Heads of Terms. Email sent to landowner's agent on 30 June 2023 requesting a meeting week commencing 3 July 2023 to discuss Heads of Terms. Further email sent to land agent on 11 July 2023 requesting availability for client meetings to further discuss Heads of Terms as no response received to email on 30 June 2023. The Applicant held a meeting with the landowners agent on 20 July 2023 to discuss the Heads of Terms and provide an update on the project. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. Further to recent engagement with the landowners agent on 20 July 2023, The Applicant issued updated Head of Terms on 1 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. The Applicant sent an email to the landowner's agent on 21 August 2023 requesting a meeting to discuss the updated commercial offer within the latest Heads of Terms issued on 1 August 2023. The Applicant received a response from the landowner's agent on 22 August 2023 advising they do not wish to have any further meetings until the commercial offerings are further increased and that they will not be taking any steps to move forward unless the commercial offer is increased again. The Applicant responded on 30 August 2023 to express their disappointment that the landowners' agent did not wish to further engage. The Applicant also re-iterated that the uplifted commercial offering in place reflects recent comparable land transactions, is considered by the Applicant's advisors to be a fair reflection of the current open market value of the land, and no further increases are proposed. A further response was then received on 31 August 2023 from the landowner's agent clarifying that they would continue to engage with the Applicant. The Applicant responded to the landowner's agent on 31 August 2023 reconfirming their position on the commercial offering. The Applicant will seek to meet with the landowner's agent in order to try and resolve this matter. The Applicant received a response from the landowner's agent on 5 September 2023 advising they would be willing to meet for a meaningful discussion. The Applicant responded on 8 September 2023 and provided further evidence of recent comparable market transactions and requested a meeting to discuss the Heads of Terms. The Applicant met with the landowner's agent on 11 September 2023 and provided a general project update in terms of examination timescales and progress. Further emails were exchanged prior to this meeting. The landowner's agent called the Applicant on 12 September 2023 to request the landowner's uplifted Heads of Terms be sent to two of their colleagues - the Applicant emailed the Heads of Terms on 13 September 2023. The Applicant sent a further email on 20 September 2023 requesting availability for a meeting to have a further discussion on the Heads of Terms, in particular regarding recent comparable market transactions. Negotiations on signing the Heads of Terms are ongoing.	N	Discussions ongoing. Issues relate to lack of engagement, impact on solar development and damage to soil structure.	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							3-18	CA(SS)	Pipeline	N/A						
							3-18a	CA(L)	Mitigation	N/A						
							4-07	CA(SS)	Pipeline	N/A						
							4-08	CA(SS)	Pipeline	N/A						
							4-10	CA(SS)	Pipeline	N/A						
							4-13	CA(SS)	Pipeline	N/A						
							4-14	CA(SS)	Pipeline	N/A						
							4-19	CA(SS)	Pipeline	N/A						
							5-07	CA(L)	Mitigation	N/A						
5-08	CA(R)	Access to pipeline	N/A													
5-09	CA(SS)	Pipeline	N/A													

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51	Emyr Williams and Jennifer Mary Williams		069			1	17-26	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for potential pipeline issued on 15 September 2022. Landowners confirmed authorisation of representation on 27 October 2022. Land agent was contacted to arrange meetings for clients on 2 December 2022, and followed up on 7 December 2022 where land agent provided comments on Heads of Terms and confirmed wish for meeting to discuss project for his clients. Meeting arranged and held on 5 January 2023 to provide project update. Updated Heads of Terms were sent to the tenant and agent on 15 March 2023. Meeting held with land agent on 27 March 2023 to discuss the updated Heads of Terms. Request received from land agent on 6 April 2023 for a meeting. Meeting arranged on 5 May 2023 but then postponed at the request of land agent. Follow up calls made to land agent on 12 and 22 May 2023 to rearrange meeting. Update meeting held with the landowners agent on 2 June 2023 to discuss Heads of Terms. Following the meeting on 2 June, the Applicant provided a further update to the points discussed on 6 June 2023. Email sent to the landowners' land agent on 30 June 2023 requesting a meeting week commencing 3 July 2023 to discuss Heads of Terms. Response received from land agent on 10 July providing availability for a meeting to discuss Heads of Terms. The Applicant replied on 11 July offering availability for a meeting on week commencing 17 July 2023. The Applicant held a meeting with the landowners agent on 20 July 2023 to discuss the Heads of Terms and provide an update on the project. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. Further to recent engagement with the landowners agent on 20 July 2023, The Applicant issued updated Head of Terms on 1 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. A meeting was held with the landowner's agent on 11 August 2023 to provide a general project update. A further call was made to the landowner's agent on 1 September 2023. The Applicant sent an email to the landowner's agent on 4 September 2023 requesting an update on the Heads of Terms and if these could be agreed based on the uplifted commercial offering. The Applicant did not receive a response to the email sent on 4 September 2023, so the Applicant sent a further email requesting a response on 20 September 2023. Negotiations on signing the updated Heads of Terms are ongoing.	N	Discussions ongoing. Issues relate to line of pipeline, easement width and Option area, Heads of Terms, accommodation works, health concerns, blight etc.	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner

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52	Encirc Limited				REP3-050, REP5-034, REP6A-022, REP7-321 to 323	1	1-01 1-01a 1-02 1-03 1-06 1-06a 1-06b 1-06c 1-06d 1-20 1-21 1-22 1a-01 1a-02 1a-03	CA(R) CA(R) CA(R) CA(R) CA(R) CA(R) CA(R) CA(R) CA(R) CA(SS) CA(R) CA(SS) CA(R)	Access to Ince AGI Access to Ince AGI Access to Ince AGI Access to Ince AGI Access to Ince AGI Access to Ince AGI Access to Ince AGI Access to Ince AGI Access to Ince AGI Pipeline Access to Ince AGI Pipeline Access to Ince AGI	N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. First follow up call made on 21/07/2022, resulted in leaving a voice message. Landowner request further discussion of Heads of Terms. A site meeting took place on 18 August 2022, to discuss Heads of Terms and provided feedback. A further letter was issued on 30 September 2022 to remove a portion of railway track from the Order Limits. An updated Heads of Terms pack was issued on 11 November 2022, including updated plan. Meeting held on 13 December 2022 to discuss Heads of Terms and Statement of Common Ground. Email received on 1 February 2023 from landowner attaching proposed alternative Heads of Terms. A meeting was held on 15 March 2023 to agree away forward to address Encirc's requirements and a plan to engage with a future SoCG. Comments returned on proposed access licence on 27 February 2023. Ongoing correspondence regarding proposed access routes through Encirc's site between March 2023 and April 2023. Updated Heads of Terms were issued to Encirc on 25 April 2023, focused on aiming to address their concerns. A meeting was held on 27 April 2023 to provide a project update and agree the first revision of the Statement of Common Ground. The Applicant followed up with an updated SoCG sent on 15 May 2023 for Encirc's review. The Applicant and Encirc had various face to face meetings on 7 June 2023 and 8 June 2023. The Applicant sent an email to the landowner on 10 June 2023 to request a project update meeting. A follow up email was then sent by the Applicant on 14 June 2023, further email correspondence was had between the Applicant and the landowner on 14 June 2023 and a meeting arranged for 23 June 2023. Further email received on 16 June 2023 regarding the Heads of Terms. A Word version of revised Heads of Terms was emailed on 19 June 2023. Teams meeting on 23 June 2023 to discuss access issues and proposed plans on land. Further emails were sent on 29 June, 3 July and 4 July seeking to summarise the engagement and progress via the update of the Statement of Common Ground updated revision. Comments on HoTs awaited from Encirc. Emails were sent by the Applicant on 7 July and on w/c 10 July aiming to follow up on Heads of Terms discussions and follow-up of the Statement of Common Ground revision wording agreement. The Applicant received feedback on the Heads of Terms document on 17 July and the Applicant met with Encirc to discuss a review of the Statement of Common Grounds Document. The Applicant met with Encirc in a face to face meeting after the CAH2 meeting on 10 August 2023, to further discuss the complex interactions. The Applicant and Encirc then met via Teams meetings on 24 August and 31 August to work through the detailed position between the parties and work towards unified positions on as many points as possible on the Protective Provisions and Statement of Common Ground. The Applicant issued a draft Heads of Terms on 29 August 2023 for Encirc to review, which helped clarify the position of the Applicant's Protective Provision draft. The Applicant sent its suggested draft of the Statement of Common Ground for Encirc's review on 30 August (with follow-up) prior to Deadline 7, ahead of the referenced meeting on 31 August 2023. The Applicant followed-up with further emails with the aim to secure a signed off Statement of Common Ground between 1 - 5 September 2023. The Applicant sought to submit an agreed position on the Statement of Common Ground with Encirc, which highlighted the commitment of both Parties to resolve the remaining points via a commercial agreement, as soon as is possible. The Applicant received a copy of the marked-up version of the SoCG on the evening of Deadline 7 (5 September 2023). The Applicant replied with reference to its Deadline 8 position and has been requesting comment from and / or sign-off from Encirc on almost a daily basis since the Applicant reverted with its minor mark-ups on 8 September. Despite this almost daily request for a response, the Applicant have received no feedback from Encirc by 19 September 2023. The Applicant has outlined its position regarding the complete interaction with Encirc in the DCO Appendix, submitted at Deadline 8. The Applicant has submitted this version as a draft (unsigned copy into the examination).	N	Discussion ongoing - Matters related to the change of access route, future development of Encirc etc.	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner

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53	Enid Banks and William Thomas Banks					1	12-19	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 5 September 2022. Further Heads of Terms for construction compound were issued on 27 August 2022. Meeting on 29 July 2022 included a discussion on the alternative compound and potential area required. The landowner acknowledged receipt and raised queries about the consideration payment proposed. Meeting was arranged on 9 September 2022 to discuss the Heads of Terms, including the potential for alternative consideration values for hardstanding and commercial premises. Emails were sent on 29 and 30 September 2022, advising of additional plots to be included in the Heads of Terms. Call made on 17 October 2022 to confirm that the details discussed with the landowner had been acknowledged. Call on 8 November 2022 to update on the proposed reissue of Heads of Terms. Meeting arranged and held on 14 November 2022 to discuss rewording of Heads of Terms. Landowner confirmed he would be willing to sign the updated Heads of Terms subject to updates to wording and consideration value. Call on 8 December 2022 to update on progress. Call on 23 December 2022 to update on progress. Various calls between January 2023 and April 2023 to provide regular updates on progress. Updated Heads of Terms in preparation and will be issued shortly. Phone call with the landowner on 19 May 2023 to discuss dates for a meeting to discuss Heads of Terms. Meeting held 26 May 2023 to discuss Heads of Terms. Email sent to the landowner on 19 June 2023 providing an update on the Heads of Terms. Telephone call to landowner on 3 July 2023 to provide project update. Email sent to landowner on 14 July 2023 requesting availability for a meeting to discuss Heads of Terms. The Applicant had a telephone call with the landowner on 4 August 2023 to provide an update on the Heads of Terms. Further communication held with the landowner on 7 August 2023 and offered to meet regarding outstanding points on the Heads of Terms proposed week commencing 14 August 2023. The landowner was unavailable for the meeting, and the Applicant left a voicemail to the landowner on 23 August 2023. The Applicant spoke further with the landowner on 3 September 2023 and will issue bespoke updated Heads of Terms as soon as the landowner has confirmed they are happy with the proposals. The Applicant spoke with the landowner on 20 September 2023 and has agreed to meet them on site on 22 September 2023 to discuss updated Heads of Terms.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							12-20	CA(SS)	Pipeline	N/A						
							12-21	CA(R)	Access to pipeline	N/A						
							13-01	CA(R)	Access to pipeline	N/A						
							13-02	CA(R)	Access to pipeline	N/A						
							13-03	CA(R)	Access to pipeline	N/A						
							13-04	CA(R)	Access to pipeline	N/A						
							13-05	CA(R)	Access to pipeline	N/A						
							13-06	CA(R)	Access to pipeline	N/A						
							13-07	CA(SS)	Pipeline	N/A						
							13-09	CA(SS)	Pipeline	N/A						
							13-10	CA(R)	Access to pipeline	N/A						
							13-11	CA(R)	Access to pipeline	N/A						
							13-12	CA(SS)	Pipeline	N/A						
							13-13	TP	Construction access only	Full construction programme						
							13-14	TP	Construction compound	Full construction programme						
							13-15	TP	Construction access only	Full construction programme						
							13-16	TP	Construction compound	Full construction programme						
							13-17	TP	Construction access only	Full construction programme						
							13-18	TP	Construction access only	Full construction programme						
13-20	CA(SS)	Pipeline	N/A													
13-21	CA(SS)	Pipeline	N/A													
14-01	TP	Construction compound	Full construction programme													
14-02	TP	Construction access only	Full construction programme													
14-03	TP	Construction access only	Full construction programme													

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54	Environment Agency		024	REP1-062	REP1-084, REP3-045, REP4-279, REP5-033, REP6-041, REP6A-021, REP7-309, REP8-043	1	1-01a	CA(R)	Access to Ince AGI	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. Email to Warrington office to check receipt of letter on 26 July 2022 and follow up with queries relating to affected land ownership. Reissued copy of Heads of Terms on request. Email to Estates team to check receipt of letter on 11 August 2022. The Estates Team confirmed receipt of the Heads of Terms and passed onto the relevant staff member, in the North survey team. A follow up call was made on 21 September 2022 to request contact details for relevant staff member in the North survey team, to arrange a site meeting. The email address of the team leader of the North estates survey team was provided. A follow up email was sent on 21 September 2022 to confirm who in the North survey team is dealing with the Heads of Terms, so that a meeting can be arranged. A further Heads of Terms agreement was issued on 23 September 2022 for mitigation land. Followed up on 3 October 2022 to provide electronic copy of Heads of Terms and request availability for meeting, and chased on 18 October 2022. Sent copies of the Heads of Terms electronically to alternative contacts in the Estates team on 19 and 26 October 2022. Query received from landowner on 31 October 2022 regarding environmental permits. Responded on 18 November 2022. Response from landowner on the same day. Email sent to landowner on 9 December 2022. Response received from the landowner with details of permit application and confirmation that negotiation cannot progress further until this is completed. Email sent to landowner on 31 January 2023 requesting details of contact to deal with negotiations. Updated Heads of Terms were sent to the landowner on 20 March 2023 and an electronic copy emailed on 4 April 2023. Landowner confirmed agent appointed to negotiate Heads of Terms on 4 April 2023. Land agent emailed for comments on Heads of Terms and availability for follow up meeting on 22 May 2023. New land agent has been appointed to deal with Heads of Terms for Environment Agency, which was confirmed in an email on 5 June 2023. Email sent to the landowner's agent on 19 June 2023 requesting an update on the Heads of Terms. Copy of revised Heads of Terms emailed to land agent on 19 June 2023. Follow up email sent on 29 June 2023 by the Applicant requesting feedback on the Heads of Terms. Response received on 1 July 2023 that land agent is reviewing Heads of Terms and will revert back with comments in due course. The Applicant responded on 12 July 2023 requesting feedback on Heads of Terms. Email received from landowners agent on 13 July 2023. The Applicant had a phone call with the landowners agent on 17 July 2023 to discuss the Heads of Terms. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. The Applicant issued updated Head of Terms on 8 August 2023 to the landowner providing a further uplift on its commercial offer. An electronic copy of the revised Heads of Terms was sent to the landowner's agent on 21 August 2023, and a follow up meeting was also offered. Email received on 24 August 2023 requesting a word version of the Heads of Terms so comments could be added. The Applicant sent a word version on 6 September 2023. The Applicant and the landowner exchanged emails surrounding the valuation on 7 September 2023. The Applicant received a response from the Landowner on 18 September 2023 providing feedback on the Heads of Terms, to which the Applicant responded on the same day advising they would review and provide a response in due course.	N	Discussions ongoing. Issues relate to land ownership, flood risk, contaminated land, biodiversity, and environmental permitting	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							1-04	CA(R)	Access to Ince AGI	N/A						
							1-06	CA(R)	Access to Ince AGI	N/A						
							1-21	CA(R)	Access to Ince AGI	N/A						
							1-25	CA(SS)	Pipeline	N/A						
							2-01	CA(SS)	Pipeline	N/A						
							3-14	CA(SS)	Pipeline	N/A						
							3-15	CA(SS)	Pipeline	N/A						
							3-17	CA(SS)	Pipeline	N/A						
							4-07	CA(SS)	Pipeline	N/A						
							4-10	CA(SS)	Pipeline	N/A						
							4-13	CA(SS)	Pipeline	N/A						
							5-14	CA(SS)	Pipeline	N/A						
							5-16	CA(SS)	Pipeline	N/A						
							5-24	TP	Working area	Full construction programme						
							5-25	TP	Working area	Full construction programme						
							5-26	TP	Working area	Full construction programme						
							6-02	CA(SS)	Pipeline	N/A						
							6-03	CA(L)	Mitigation	N/A						
							6-07	CA(R)	Access to pipeline	N/A						
							6-10	CA(SS)	Pipeline	N/A						
							6-11	TP	Working area	Full construction programme						
							6-14	CA(SS)	Pipeline	N/A						
							6-17	CA(SS)	Pipeline	N/A						
6-19	CA(SS)	Pipeline	N/A													
6-23	CA(SS)	Pipeline	N/A													
9-14a	CA(SS)	Pipeline	N/A													
9-16	CA(SS)	Pipeline	N/A													
9-16a	CA(SS)	Pipeline	N/A													
9-16b	CA(SS)	Pipeline	N/A													
9-17	CA(SS)	Pipeline	N/A													
12-10	CA(SS)	Pipeline	N/A													

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55	Eryl Edward Williams and John Elfed Williams		029		REP4-282	1	17-42	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. Meeting held on 12 August 2022 to discuss the Heads of Terms and project. Land agent provided comments on Heads of Terms. A further letter was issued on 23 September 2022 to highlight to tenants that Heads of Terms had been shared with landowners and to encourage and facilitate engagement for an agreement. A further Heads of Terms agreement was issued on 23 September 2022 for mitigation land. Meeting with land agent on 5 October 2022 to discuss Heads of Terms and provide comments. Call received from landowners on 29 November 2022 requesting further engagement about Heads of Terms following receipt of s.56 notices, including more information. Requested meeting pre-Christmas. Call held with land agent on 1 December 2022 to arrange meeting, but land agent confirmed that meeting was not required. Call held with landowners on 19 December 2022 to provide project update and arrange meeting in new year. Meeting arranged on 9 January 2023 and held on 12 January 2023 to provide a project update. A further site meeting was held on 25 January 2023 to provide feedback from the meeting on 12 January 2023. A further meeting was undertaken on 17 March 2023 to discuss the land requirements of the project in further detail and updated Heads of Terms. Meeting held with land agent on 27 March 2023 to discuss the updated Heads of Terms. Updated Heads of Terms were sent to the landowner and agent on 6 April 2023. Phone call with the land agent representing the landowner to discuss the Heads of Terms on 17 May 2023. Further phone call with the landowner on 19 May 2023 regarding ongoing Heads of Terms negotiations. Site meeting held with the landowner, landowners agent and the Applicant on 26 May 2023 to discuss the Heads of Terms. Meeting at compulsory acquisition hearing on 7 June 2023 with land agent and landowners, ongoing discussions regarding Heads of Terms and other matters related to their representations. Site meeting held with landowners on 14 June 2023 to discuss impact of scheme and mitigation land. Telephone conversation with land agent 16 June 2023 on Heads of Terms, follow up call 19 June 2023 to discuss further. The Applicant sent an email to the landowners' agent on 30 June 2023 requesting a meeting and then had a follow up call to discuss a number of points relating to land requirements. A meeting will be arranged within the next 2 weeks. Follow up call made to landowner and landowner's agent on 14 July 2023 to discuss Heads of Terms. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. Further to recent engagement with the landowners agent on 30 June 2023, The Applicant issued updated Head of Terms on 21 July 2023 to the landowner and their agent providing a further uplift on its commercial offer. The Applicant received an email from the landowner's agent on 28 July 2023 advising they had met with the landowner and the updated terms are still not acceptable. The Applicant discussed a number of these points with the landowners agent at the Accompanied Site Inspection on 8 August 2023, a follow up email was received from the landowner's agent on 9 August 2023 to which the Applicant provided a response on 9 August 2023 and a further detailed response on 14 August 2023 advising why the landowners additional requests could not be accommodated as part of the voluntary negotiations. The landowner's agent spoke on the telephone to the Applicant on 21 August 2023 and followed up with an email advising on their clients current position with a revised proposal. The Applicant provided a response on 1 September with a further proposal to reach a voluntary agreement. The Applicant had further phone conversations with the landowner on 6 and 11 September 2023, and a further call was made to the landowners' agent on 8 September 2023. A meeting has been arranged with the landowner's agent on 14 September 2023. The Applicant met with the landowner and their agent on 15 September to discuss the Heads of Terms, the meeting was overall positive and both parties reached an agreement in principal subject to a legal review. The Applicant issued updated Heads of Terms on 15 September 2023. A further set of updated terms was issued by the Applicant the landowner's agent on 18 September 2023. Negotiations on signing the updated Heads of Terms are ongoing.	N	Discussions ongoing. Issues relate to line of pipeline, easement width and Option area, Heads of Terms, accommodation works, health concerns, blight, drainage and soil fertility, insurance, unavailability of land and nitrogen spreading limits having impact on farm business etc.	The Applicant believes Heads of Terms are close to being agreed. The Applicant has agreed Heads of Terms in principle subject to a legal review by the landowners' solicitor. The Applicant expects this to be completed prior to the close of examination.
							17-44	CA(L)	Mitigation	N/A						
							18-01	TP	Working area	Full construction programme						
							18-33	CA(SS)	Pipeline	N/A						
							19-01	CA(L)	Mitigation	N/A						
							19-02	CA(SS)	Pipeline	N/A						
19-03	CA(SS)	Pipeline	N/A													

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56	Essar Oil (UK) Limited		002			1	3-04	CA(R)	Access to Stanlow AGI	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for AGI and pipeline issued on 27 August 2022. A meeting was held on 1 August 2022 to discuss project and requirements. Noted requirements for access through refinery. Follow up and reprovided copies of the Heads of Terms documents on 31 August 2022 and 6 September 2022. Availability for a meeting has been requested and followed up on 20 and 31 October and 1 November 2022. Landowner confirmed new point of contact on 20 December 2022. Meeting arranged with new contact on 6 January 2023, and held on 11 January 2023 to provide project update and overview and discussion. A further meeting was held on 8 February 2023 to discuss the Heads of Terms and land acquisition. Email from landowner on 1 March 2023 confirmed comments on Heads of Terms further discussion required with landowner's Board. Response the same day acknowledged comments intention to continue to engage and negotiate with Essar, to agree a voluntary agreement that will satisfy both parties. Awaiting further feedback from landowner's Board to develop bespoke agreement. Further meetings and telephone call to discuss the points raised in the SoCG draft were held on 31 March 2023 and 14 April 2023. A further meeting to discuss the SoCG status and the relationship between Essar, Vertex and the Applicant was held on April 2023. Further meetings between the Applicant and Essar have been held on 11 May, 16 May and 18 May 2023 and an updated SoCG was issued to Essar for their review. The Applicant sent an email on 19 June 2023 to the landowner regarding protective provisions and the Heads of Terms advising updated terms will be sent out shortly. The Applicant received and responded to an email from the landowner on 20 June 2023 regarding arranging a meeting to discuss protective provisions. The Applicant and landowner had further email correspondence on 23 June and a meeting on 28 June 2023 was held regarding the land requirements for the project. An updated Heads of Terms Plan was sent on 30 June 2023 for review. Interface meetings regarding the site were held on 7 July. Site handover and technical meetings were both held on 10 July. An updated SoCG was sent on 6 July 2023 for review, which resulted in email traffic thereafter. A meeting on 17 July was held to discuss and conclude the points agreed on the Statement of Common Ground Rev C. The Applicant has been engaged on numerous technical calls with Essar, and has reached agreement on a number of key topics. Further to this the Applicant has had phone calls with Essar representatives on 18 August and 22 August 2023. The Applicant sent an updated Statement of Common Ground draft on 30 August and an updated draft of its preferred Heads of Terms to Essar on 1 September 2023 and followed up with a call on 4 September 2023. Meeting held with the landowner on 7 September 2023, in which the parties' position on the Applicant's draft Heads of Terms document were discussed in detail.	N	Discussions ongoing. General support for scheme, but issue with sale of freehold and intend to negotiate occupational agreements.	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							3-06	CA(R)	Access to Stanlow AGI	N/A						
							3-07	CA(R)	Access to Stanlow AGI	N/A						
							3-08	CA(R)	Access to Stanlow AGI	N/A						
							3-09	CA(R)	Access to Stanlow AGI	N/A						
							3-10	CA(R)	Access to Stanlow AGI	N/A						
							3-11	CA(SS)	Pipeline	N/A						
							3-12	CA(L)	Stanlow AGI	N/A						

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57	Flintshire County Council		034 035		PDA-005, REP1-063, REP1-077, REP1A-005 and 006, REP2-047, REP3-046 and 047, REP4-286-289, REP5-035-042, REP6-042-045, REP7-310 to 312, REP8-044	1	12-16	TP	Construction compound	Full construction programme	Y	N	Interests are as highways authority in the majority. Engagement as part of the consultation, land referencing and transport assessment process. As highway authority, these interests have not yet been contacted to discuss commercial negotiations. Negotiations commenced September 2022. A further letter was issued on 29 September 2022 with Heads of Terms for 100 m optionality required for two plots. A further Heads of Terms pack was issued on 11 November 2022 with updated plan. Emailed landowner to confirm receipt on 5 December 2022 and 12 and 20 January 2023. Call received from landowner on 20 January 2023 to confirm comments on Heads of Terms would be returned the following week, but not received. Updated Heads of Terms were sent to the landowner on 31 March 2023. Emailed landowner to ask for comments on revised Heads of Terms on 3 May 2023. Call was attempted on 16 May 2023 and follow up email was sent to request more information on who at the Council is dealing with the Heads of Terms and to request dates for a meeting. Chaser email was sent on 26 May 2023 and 5 June 2023. Email response from Council on 5 June 2023 confirming willingness to engage and have a more detailed understanding of the equipment/apparatus placed on the land and the timescales involved with the project. The Applicant spoke with the landowner at the Compulsory Acquisition hearing on 7 June 2023 to agree to engage going forwards. Email sent to the landowner on 14 June requesting availability for a Teams meeting to discuss the Heads of Terms. Landowner confirmed availability on 16 June 2023 and a follow up email was sent on 19 June 2023 by the Applicant confirming a meeting for 22 June 2023. Meeting held on 22 June 2023. Draft Option and Lease to be sent to Legal team to review. The Applicant emailed the landowner on 14 July 2023 to provide an update on Heads of Terms. Negotiations on signing the updated Heads of Terms are ongoing. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. The Applicant issued updated Head of Terms on 7 August 2023 to the landowner providing a further uplift on its commercial offer. The landowner's Legal Team emailed on 23 August 2023 confirming new representative who will be dealing with Heads of Terms going forward, and requested a cost undertaking from the Applicant on 24 August 2023. The Applicant is awaiting for the landowner's solicitors to confirm how much the undertaking will be. The Applicant provided copies of the relevant Land Registry documents for the landowner to review on 11 September 2023.	N	Discussions ongoing. Issues relate to timetable (including method of acquisition) and potential effect on management of nominated County Council land affected by the proposed scheme, extent of working width / easement width, proposed construction works on the relevant County Council land and the potential effect on the Council's retained land (whether including retained working width/depth below ground of any pipeline / equipment etc) including potential development.	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							12-17	TP	Construction compound	Full construction programme						
							12-18	CA(SS)	Pipeline	N/A						
							12-19	CA(SS)	Pipeline	N/A						
							13-06	CA(R)	Access to pipeline	N/A						
							13-10	CA(R)	Access to pipeline	N/A						
							13-11	CA(R)	Access to pipeline	N/A						
							13-12	CA(SS)	Pipeline	N/A						
							13-13	TP	Construction access only	Full construction programme						
							13-15	TP	Construction access only	Full construction programme						
							13-17	TP	Construction access only	Full construction programme						
							13-18	TP	Construction access only	Full construction programme						
							13-19	TP	Working area	Full construction programme						
							14-02	TP	Construction access only	Full construction programme						
							14-03	TP	Construction access only	Full construction programme						
							14-04	CA(SS)	Pipeline	N/A						
							14-08	CA(SS)	Pipeline	N/A						
							14-11	CA(R)	Access to pipeline	N/A						
							14-23	TP	Working area	Full construction programme						
							14-24	TP	Working area	Full construction programme						
							14-25	TP	Working area	Full construction programme						
							14-27	TP	Working area	Full construction programme						
							15-03	CA(SS)	Pipeline	N/A						
							15-04	CA(SS)	Pipeline	N/A						
							15-11	CA(SS)	Pipeline	N/A						
							15-13	CA(SS)	Pipeline	N/A						
							15-14	CA(R)	Access to pipeline	N/A						
							16-06a	TP	Working area	Full construction programme						
							16-08	TP	Working area	Full construction programme						
							16-10	CA(SS)	Pipeline	N/A						
							16-12	CA(SS)	Pipeline	N/A						
							16-13	CA(SS)	Pipeline	N/A						
							16-14	CA(SS)	Pipeline	N/A						
16-15	CA(SS)	Pipeline	N/A													
16-18	CA(SS)	Pipeline	N/A													
16-19	CA(SS)	Pipeline	N/A													
16-20	CA(SS)	Pipeline	N/A													
16-21	CA(SS)	Pipeline	N/A													
16-23	CA(SS)	Pipeline	N/A													
16-24	CA(SS)	Pipeline	N/A													
16-25	CA(SS)	Pipeline	N/A													
16-26	CA(SS)	Pipeline	N/A													
16-27	CA(SS)	Pipeline	N/A													
17-01	CA(SS)	Pipeline	N/A													
17-03	CA(L)	Aston Hill BVS	N/A													
17-04	CA(L)	Aston Hill BVS	N/A													
17-06	CA(SS)	Pipeline	N/A													
17-07	CA(SS)	Pipeline	N/A													
17-08	CA(SS)	Pipeline	N/A													
17-10	TP	Working area	Full construction programme													

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							17-11	TP	Working area	Full construction programme						
							17-12	CA(SS)	Pipeline	N/A						
							17-13	CA(SS)	Pipeline	N/A						
							17-17	CA(R)	Access to pipeline	N/A						
							17-18	CA(R)	Access to pipeline	N/A						
							17-24	CA(SS)	Pipeline	N/A						
							17-25	CA(SS)	Pipeline	N/A						
							17-34	TP	Construction access only	Full construction programme						
							17-39	CA(SS)	Pipeline	N/A						
							17-40	CA(SS)	Pipeline	N/A						
							17-42	CA(SS)	Pipeline	N/A						
							17-43	CA(L)	Mitigation	N/A						
							17-44	CA(L)	Mitigation	N/A						
							18-01	TP	Working area	Full construction programme						
							18-02	CA(SS)	Pipeline	N/A						
							18-10	CA(SS)	Pipeline	N/A						
							18-11	TP	Pipeline	Full construction programme						
							18-13	TP	Construction compound	Full construction programme						
							18-14	CA(SS)	Pipeline	N/A						
							18-16	TP	Working area	Full construction programme						
							18-17	TP	Working area	Full construction programme						
							18-18	CA(SS)	Pipeline	N/A						
							18-19	CA(SS)	Pipeline	N/A						
							18-20	CA(SS)	Pipeline	N/A						
							18-21	CA(SS)	Pipeline	N/A						
							18-24	CA(SS)	Pipeline	N/A						
							18-26	CA(SS)	Pipeline	N/A						
							18-27	CA(SS)	Pipeline	N/A						
							18-32	CA(SS)	Pipeline	N/A						
							19-02	CA(SS)	Pipeline	N/A						
							19-03	CA(SS)	Pipeline	N/A						
							19-04	CA(SS)	Pipeline	N/A						
							19-04a	CA(L)	Mitigation	N/A						
							19-04c	TP	Working area	Full construction programme						
							19-04d	CA(L)	Alltami Brook Pipe Bri	N/A						
							19-11	CA(SS)	Pipeline	N/A						
							19-12	CA(SS)	Pipeline	N/A						
							19-13	CA(L)	Mitigation	N/A						
							20-03	CA(SS)	Pipeline	N/A						
							20-04	CA(SS)	Pipeline	N/A						
							20-05	CA(SS)	Pipeline	N/A						
							20-06	CA(SS)	Pipeline	N/A						
							20-10a	TP	Access to pipeline	Full construction programme						
							20-16	TP	Construction compound	Full construction programme						
							20-17	TP	Construction compound	Full construction programme						
							20-18	CA(SS)	Pipeline	N/A						
							20-19	CA(SS)	Pipeline	N/A						
							20-19b	TP	Access to Northop Hall AGI	Full construction programme						
							20-20	TP	Construction compound	Full construction programme						
							20-21	CA(SS)	Pipeline	N/A						
							20-27	CA(SS)	Pipeline	N/A						
							20-29	CA(SS)	Pipeline	N/A						

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							21-02	CA(SS)	Pipeline	N/A						
							21-04	CA(SS)	Pipeline	N/A						
							21-06	CA(SS)	Pipeline	N/A						
							22-01	CA(SS)	Pipeline	N/A						
							22-02	TP	Working area	Full construction programme						
							22-04	TP	Working area	Full construction programme						
							22-07	CA(SS)	Pipeline	N/A						
							22-08	CA(SS)	Pipeline	N/A						
							22-09	CA(SS)	Pipeline	N/A						
							22-10	CA(L)	Flint AGI	N/A						
							25-05	CA(L)	Cornist Lane BVS	N/A						
							25-08	TP	Cornist Lane BVS	Full construction programme						
							25-09	TP	Cornist Lane BVS	Full construction programme						
							25-10	CA(L)	Cornist Lane BVS	N/A						
							28-02	TP	Working area	Full construction programme						
							29-01	TP	Working area	Full construction programme						

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58	Frances Isobel Jones, Kevin Glyn Jones and Sarah Ann Jones		072			1	20-30	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for AGI and pipeline issued on 27 August 2022. Landowner acknowledged receipt of Heads of Terms on 6 September 2022. Comments have been provided on a number of clauses on the Heads of Terms provided by land agent. Meeting held with land agent for all associated clients on 14 September 2022. Key issues related to lift and shift clauses, consideration payments and professional fees. Land agent was contacted to arrange meetings for clients on 30 November, 2 and 6 December 2022, and followed up on 4 January 2023. Response received from land agent on 5 January 2023. Meeting held on 2 February 2023 to provide an update on the scheme. Meeting held with land agent on 27 March 2023 to discuss the updated Heads of Terms. Updated Heads of Terms were sent to the landowner and agent on 6 April 2023. Further to the meeting on 27 March 2023, the Applicant issued a response to the landowners' agent on 27 April 2023 providing an update on the key points relating to the Heads of Terms. Meeting arranged and held on 5 May 2023. The Applicant has been frequently requesting meetings with the landowners' agent to discuss the Heads of Terms - the Applicant is still awaiting confirmation from the landowner's agent on availability. A further follow up in this regard was sent on 18 May 2023. An email was received from the land agent on 23 May 2023 but did not provide a response to the Applicant's request for engagement or further meetings. Update meeting held with the landowners agent on 12 June 2023 to discuss Heads of Terms. Email received from land agent on 14 June 2023 and the Applicant responded on 16 June 2023 to respond to queries. Call made to landowners' agent on 23 June 2023 to discuss Heads of Terms. Email sent to landowners' agent on 30 June 2023 requesting a meeting week commencing 3 July 2023 to discuss Heads of Terms. Farm impact assessment arranged with land agent to be carried out on 7 July 2023. Further email sent to land agent on 11 July 2023 requesting availability for client meetings to further discuss Heads of Terms as no response received to email on 30 June 2023. The Applicant held a meeting with the landowners agent on 20 July 2023 to discuss the Heads of Terms and provide an update on the project. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. Further to recent engagement with the landowners agent on 20 July 2023, The Applicant issued updated Head of Terms on 1 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. The Applicant met with the landowner on 3 August 2023. The Applicant sent an email to the landowner's agent on 21 August 2023 requesting a meeting to discuss the updated commercial offer within the latest Heads of Terms issued on 1 August 2023. The Applicant received a response from the landowner's agent on 22 August 2023 advising they do not wish to have any further meetings until the commercial offerings are further increased and that they will not be taking any steps to move forward unless the commercial offer is increased again. The Applicant responded on 30 August 2023 to express their disappointment that the landowners' agent did not wish to further engage. The Applicant also re-iterated that the uplifted commercial offering in place reflects recent comparable land transactions, is considered by the Applicant's advisors to be a fair reflection of the current open market value of the land, and no further increases are proposed. A further response was then received on 31 August 2023 from the landowner's agent clarifying that they would continue to engage with the Applicant. The Applicant responded to the landowner's agent on 31 August 2023 reconfirming their position on the commercial offering. The Applicant will seek to meet with the landowner's agent in order to try and resolve this matter. The Applicant received a response from the landowner's agent on 5 September 2023 advising they would be willing to meet for a meaningful discussion. The Applicant responded on 8 September 2023 and provided further evidence of recent comparable market transactions and requested a meeting to discuss the Heads of Terms. The Applicant met with the landowner's agent on 11 September 2023 and provided a general project update in terms of examination timescales and progress. Further emails were exchanged prior to this meeting. The landowner's agent called the Applicant on 12 September 2023 to request the landowner's uplifted Heads of Terms be sent to two of their colleagues - the Applicant emailed the Heads of Terms on 13 September 2023. The Applicant sent a further email on 20 September 2023 requesting availability for a meeting to have a further discussion on the Heads of Terms, in particular regarding recent comparable market transactions. Negotiations on signing the Heads of Terms are ongoing.	N	Discussions ongoing. Issues relate to lack of engagement and impact of pipeline and soil damage on farm business.	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							21-01	CA(SS)	Pipeline	N/A						
							21-06	CA(SS)	Pipeline	N/A						
							21-07	TP	Working area	Full construction programme						
							22-01	CA(SS)	Pipeline	N/A						
							22-02	TP	Working area	Full construction programme						
							22-03	CA(L)	Flint AGI	N/A						
							22-04	TP	Working area	Full construction programme						
							22-05	CA(SS)	Pipeline	N/A						
							22-06	CA(L)	Flint AGI	N/A						
							22-07	CA(SS)	Pipeline	N/A						
22-08	CA(SS)	Pipeline	N/A													
22-09	CA(SS)	Pipeline	N/A													
							22-10	CA(L)	Flint AGI	N/A						

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59	Gareth Jones					1	1-24	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced September 2022. A letter was issued on 23 September 2022 to highlight to tenants that Heads of Terms had been shared with landowners and to encourage and facilitate engagement for an agreement. Followed up on 11 and 22 November 20 confirm receipt of tenant letter, and reposted. Tenant confirmed receive on 7 December 2022. Updated Heads of Terms were sent to the tenant on 20 March 2023. Email sent on 30 June 2023 offering opportunity for a virtual meeting. Chaser email sent 14 July 2023 requesting a Teams meeting to provide project update. Call with tenant on 14 July 2023 to propose a site meeting with landowner, landowner's agent and tenant. The Applicant held a meeting with the landowner's agent on 20 July 2023 to discuss the Heads of Terms and provide an update on the project. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. Further to recent engagement with the landowner's agent on 20 July 2023, The Applicant issued updated Head of Terms on 1 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. The Applicant sent an email to the landowner's agent on 21 August 2023 requesting a meeting to discuss the updated commercial offer within the latest Heads of Terms issued on 1 August 2023. The Applicant received a response from the landowner's agent on 22 August 2023 advising they do not wish to have any further meetings until the commercial offerings are further increased and that they will not be taking any steps to move forward unless the commercial offer is increased again. The Applicant responded on 30 August 2023 to express their disappointment that the landowner's agent did not wish to further engage. The Applicant also re-iterated that the uplifted commercial offering in place reflects recent comparable land transactions, is considered by the Applicant's advisors to be a fair reflection of the current open market value of the land, and no further increases are proposed. A further response was then received on 31 August 2023 from the landowner's agent clarifying that they would continue to engage with the Applicant. The Applicant responded to the landowner's agent on 31 August 2023 reconfirming their position on the commercial offering. The Applicant will seek to meet with the landowner's agent in order to try and resolve this matter. Attempted call on 4 September 2023 to follow up on Heads of Terms. Applicant left voicemail offering meeting to discuss further. The Applicant received a response from the landowner's agent on 5 September 2023 advising they would be willing to meet for a meaningful discussion. The Applicant responded on 8 September 2023 and provided further evidence of recent comparable market transactions and requested a meeting to discuss the Heads of Terms. The Applicant met with the landowner's agent on 11 September 2023 and provided a general project update in terms of examination timescales and progress. Further emails were exchanged prior to this meeting. The landowner's agent called the Applicant on 12 September 2023 to request the landowner's uplifted Heads of Terms be sent to two of their colleagues - the Applicant emailed the Heads of Terms on 13 September 2023. The Applicant sent a further email on 20 September 2023 requesting availability for a meeting to have a further discussion on the Heads of Terms, in particular regarding recent comparable market transactions. Negotiations on signing the Heads of Terms are ongoing.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner	
							1-25	CA(SS)	Pipeline	N/A							
60	Geoffrey George Wall, Ian Forsyth Lee Duncan and Mark Rupert Feeny Tenant: Georgina Jones					1	9-14 9-14a 9-15 9-16 9-16a 9-16b 9-17	CA(SS) CA(SS) CA(L) CA(SS) CA(SS) CA(SS) CA(SS)	Pipeline Pipeline Mitigation Pipeline Pipeline Pipeline Pipeline	N/A N/A N/A N/A N/A N/A N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. Land agent acknowledged receipt of the Heads of Terms on 27 July 2022 saying they were seeking information from their land agent. Land agent has confirmed the Heads of Terms are generally agreeable but subject to valuation. Alternative comparables have been provided. These are currently being considered and further negotiations are ongoing. A further Heads of Terms agreement was issued on 23 September 2022 for mitigation land. A further letter was issued on 23 September 2022 to highlight to tenants that Heads of Terms had been shared with landowners and to encourage and facilitate engagement for an agreement. Attempted call to land agent on 29 November 2022, returned call received 1 December 2022. Further attempt made 6 December 2022. Successfully contacted land agent on 7 March 2023 providing a project update and that updated Heads of Terms would be issued. Updated Heads of Terms were sent to the landowner and agent on 20 March 2023. Follow up email sent to land agent on 23 March 2023 to ensure they had received the updated Heads of Terms. Email received from land agent on 3 April 2023 requesting meeting, held on 5 April 2023. Land agent confirmed the updated Heads of Terms were now acceptable but queried an access point relating to mitigation land and plan to be amended. The land agent returned a signed copy of the pipeline Heads of Terms on 13 April 2023 and await updated mitigation Heads of Terms to be issued. Updated mitigation Heads of Terms issued to land agent on 9 June 2023. Follow up email to land agent on 23 June 2023 asking for comments on Heads of Terms and availability for a teams meeting. Email sent on 11 July 2023 to land agent to request a Teams meeting. The applicant intends to follow up on the mitigation Heads of Terms on 12 September. The Applicant sent a further email to the land agent on 20 September 2023 requesting an update on the mitigation Heads of Terms.	Y	None received	Ongoing discussions and meetings. Pipeline Heads of Terms signed. Agreement to be completed in due course. Ongoing discussion regarding mitigation Heads of Terms.	

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³ Denotes if voluntary agreement has been reached with the landowner – where Y, row is highlighted green

Obj No.	Name / Organisation (Landowner / Tenant)	IP/ AP Ref No[1]	RR Ref No	WR Ref No	Other Doc Ref No	BoR Part 1, 2, 3?	Plots	Powers (CA(L)/ CA(SS)/ CA(R)/ TP[2])	Purpose for which powers sought	Duration of TP	CA?	Blight?	Detail of negotiations and progress made since last update	Agreed?[3]	Status and summary of Objection	Outstanding matters, next steps and progress anticipated by end of Examination
61	Georgina Jones					1	9-14	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. A meeting was held on 24 June 2022 to discuss the project and land use. Raised concerns about the addition of a new access spur on the land, as well as environmental opportunities and issues on the land. Landowner flagged a concern regarding the alignment of the access road, requesting an alternative route on 28 July 2022. Comments have been provided on a number of clauses on the Heads of Terms provided by land agent. Meeting held with land agent for all associated clients on 14 September 2022. Key issues related to lift and shift clauses, consideration payments and professional fees. These are currently being considered, along with the alternative routing for the access road and further negotiations will be ongoing. A further letter was issued on 23 September 2022 to highlight to tenants that Heads of Terms had been shared with landowners and to encourage and facilitate engagement for an agreement. Land agent was contacted to arrange meetings for clients on 30 November, 2 and 6 December 2022, and followed up on 4 January 2023. Response received from land agent on 5 January 2023. Meeting held on 15 February 2023 to provide an update on the scheme. Meeting held with land agent on 27 March 2023 to discuss the updated Heads of Terms. Updated Heads of Terms were sent to the landowner and agent on 31 March 2023. Further to the meeting on 27 March 2023, the Applicant issued a response to the landowner's agent on 27 April 2023 providing an update on the key points relating to the Heads of Terms. Meeting arranged and held on 5 May 2023. The Applicant has been frequently requesting meetings with the landowner's agent to discuss the Heads of Terms - the Applicant is still awaiting confirmation from the landowner's agent on availability. A further follow up in this regard was sent on 18 May 2023. An email was received from the land agent on 23 May 2023 but did not provide a response to the Applicant's request for engagement or further meetings. Update meeting held with the landowners agent on 12 June 2023 to discuss Heads of Terms. Email received from land agent on 14 June 2023 and the Applicant responded on 16 June 2023 to respond to queries. Call made to landowner's agent on 23 June 2023 to discuss Heads of Terms. Email sent to landowner's agent on 30 June 2023 requesting a meeting week commencing 3 July 2023 to discuss Heads of Terms. Site meeting with landowner and land agent on 7 July 2023. Email to land agent on 11 July 2023 requesting availability for client meetings to further discuss Heads of Terms. The Applicant held a meeting with the landowners agent on 20 July 2023 to discuss the Heads of Terms and provide an update on the project. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. Further to recent engagement with the landowners agent on 20 July 2023, The Applicant issued updated Head of Terms on 1 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. The Applicant sent an email to the landowner's agent on 21 August 2023 requesting a meeting to discuss the updated commercial offer within the latest Heads of Terms issued on 1 August 2023. The Applicant received a response from the landowner's agent on 22 August 2023 advising they do not wish to have any further meetings until the commercial offerings are further increased and that they will not be taking any steps to move forward unless the commercial offer is increased again. The Applicant responded on 30 August 2023 to express their disappointment that the landowners' agent did not wish to further engage. The Applicant also re-iterated that the uplifted commercial offering in place reflects recent comparable land transactions, is considered by the Applicant's advisors to be a fair reflection of the current open market value of the land, and no further increases are proposed. A further response was then received on 31 August 2023 from the landowner's agent clarifying that they would continue to engage with the Applicant. The Applicant responded to the landowner's agent on 31 August 2023 reconfirming their position on the commercial offering. The Applicant will seek to meet with the landowner's agent in order to try and resolve this matter. The Applicant received a response from the landowner's agent on 5 September 2023 advising they would be willing to meet for a meaningful discussion. The Applicant responded on 8 September 2023 and provided further evidence of recent comparable market transactions and requested a meeting to discuss the Heads of Terms. The Applicant met with the landowner's agent on 11 September 2023 and provided a general project update in terms of examination timescales and progress. Further emails were exchanged prior to this meeting. The Applicant also spoke to the landowner at a consultation event on 11 September 2023. The landowner's agent called the Applicant on 12 September 2023 to request the landowner's uplifted Heads of Terms be sent to two of their colleagues - the Applicant emailed the Heads of Terms on 13 September 2023. The Applicant sent a further email on 20 September 2023 requesting availability for a meeting to have a further discussion on the Heads of Terms, in particular regarding recent comparable market transactions. Negotiations on signing Heads of Terms are ongoing.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							9-14a	CA(SS)	Pipeline	N/A						
							9-15	CA(L)	Mitigation	N/A						
							9-16	CA(SS)	Pipeline	N/A						
							9-16a	CA(SS)	Pipeline	N/A						
							9-16b	CA(SS)	Pipeline	N/A						
							9-17	CA(SS)	Pipeline	N/A						
							9-18	TP	Working area	Full construction programme						
							9-18a	CA(SS)	Pipeline	N/A						
							9-18b	CA(SS)	Pipeline	N/A						
							9-19	CA(SS)	Pipeline	N/A						
							9-19a	CA(SS)	Pipeline	N/A						
							9-20	TP	Working area	Full construction programme						
							10-14	TP	Working area	Full construction programme						
							10-18	CA(SS)	Pipeline	N/A						
10-19	TP	Working area	Full construction programme													
							11-03	CA(L)	Mollington BVS	N/A						

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62	Gerallt Rees Jones					1	29-02	TP	Babell BVS	Full construction programme	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for AGI and pipeline issued on 27 August 2022. A meeting was held with the landowner on site on 13 June 2022 to discuss the project and land use. Landowner confirmed receipt of Heads of Terms on 9 September 2022 and confirmed they have been in touch with the land agent and will respond. Comments have been provided on a number of clauses on the Heads of Terms provided by land agent. A meeting is in the process of being arranged with the land agent to discuss the feedback received. Voicemail left with landowner for availability for meeting. Call held with land agent on 7 November 2022 to discuss the Heads of Terms and request comments. Land agent provided comments and confirmed them by email on 14 November 2022. Land agent was contacted to request a meeting on 2 December 2022, and followed up on 10 January 2023. Meeting held on 17 January 2023 to provide an update on the scheme. Site visit held on 1 March 2023 to provide project update to landowner. Meeting held with land agent on 30 March 2023 to discuss the updated Heads of Terms. Updated Heads of Terms were sent to the landowner and agent on 6 April 2023. Meeting arranged and held on 9 May 2023. Email to land agent on 16 June 2023 asking for availabilities for a virtual meeting to receive feedback on revised Heads of Terms. Follow up calls and voice messages left to land agent on 19 and 23 June 2023, requesting availability for client Heads of Terms meetings. Email sent to landowner's agent on 30 June 2023 requesting a meeting week commencing 3 July 2023 to discuss Heads of Terms. Further email sent to landowner's agent on 12 July 2023 requesting availability for a meeting week commencing 17 July 2023. Response received from landowner's agent on 12 July 2023, to which the Applicant responded and a meeting has been arranged for 20 July 2023. The Applicant held a meeting with the landowners agent on 20 July 2023 to discuss the Heads of Terms and provide an update on the project. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. Further to recent engagement with the landowners agent on 20 July 2023, The Applicant issued updated Head of Terms on 1 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. An email was sent to the landowner's land agent to request comparables on 7 August 2023. An email was received from the land agent on 11 August 2023. A further email was sent to the land agent on 29 August 2023. The Applicant sent an email to the landowner's agent on 4 September 2023 to offer a project update meeting and to discuss any matters relating to the Heads of Terms in order to progress matters before the close of examination. The Applicant did not receive a response to the email sent on 3 September 2023, so the Applicant sent a further email requesting a response on 20 September 2023. Negotiations on signing the updated Heads of Terms are ongoing.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							29-03	CA(SS)	Babell BVS	N/A						
							29-04	CA(SS)	Babell BVS	N/A						
							29-05	CA(L)	Babell BVS	N/A						
							29-06	TP	Working area	Full construction programme						

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63	Gillian Clare Stevenson		037			1	12-05	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. Comments have been provided on a number of clauses on the Heads of Terms provided by land agent. Meeting held with land agent for all associated clients on 14 September 2022. Key issues related to lift and shift clauses, consideration payments and professional fees. A further site visit has been requested, which is currently being arranged. A further letter was issued on 23 September 2022 to highlight to tenants that Heads of Terms had been shared with landowners and to encourage and facilitate engagement for an agreement. Land agent was contacted to arrange meetings for clients on 30 November, 2 and 6 December 2022, and followed up on 4 January 2023. Response received from land agent on 5 January 2023. Meeting held on 23 January 2023 to provide an update on the scheme. Call made to provide project update on 22 February 2022. Meeting held with land agent on 27 March 2023 to discuss the updated Heads of Terms. Updated Heads of Terms were sent to the landowner and agent on 31 March 2023. Further to the meeting on 27 March 2023, the Applicant issued a response to the landowner's agent on 27 April 2023 providing an update on the key points relating to the Heads of Terms. Meeting arranged and held on 5 May 2023. The Applicant has been frequently requesting meetings with the landowner's agent to discuss the Heads of Terms - the Applicant is still awaiting confirmation from the landowner's agent on availability. A further follow up in this regard was sent on 18 May 2023. An email was received from the land agent on 23 May 2023 but did not provide a response to the Applicant's request for engagement or further meetings. Update meeting held with the landowner's agent on 12 June 2023 to discuss Heads of Terms. Call made to landowner's agent on 23 June 2023 to discuss Heads of Terms. Email sent to landowner's agent on 30 June 2023 requesting a meeting week commencing 3 July 2023 to discuss Heads of Terms. Further email sent to land agent on 11 July 2023 requesting availability for client meetings to further discuss Heads of Terms as no response received to email on 30 June 2023. The Applicant held a meeting with the landowners agent on 20 July 2023 to discuss the Heads of Terms and provide an update on the project. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. Further to recent engagement with the landowners agent on 20 July 2023, The Applicant issued updated Head of Terms on 1 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. The Applicant sent an email to the landowner's agent on 21 August 2023 requesting a meeting to discuss the updated commercial offer within the latest Heads of Terms issued on 1 August 2023. The Applicant received a response from the landowner's agent on 22 August 2023 advising they do not wish to have any further meetings until the commercial offerings are further increased and that they will not be taking any steps to move forward unless the commercial offer is increased again. The Applicant responded on 30 August 2023 to express their disappointment that the landowners' agent did not wish to further engage. The Applicant also re-iterated that the uplifted commercial offering in place reflects recent comparable land transactions, is considered by the Applicant's advisors to be a fair reflection of the current open market value of the land, and no further increases are proposed. A further response was then received on 31 August 2023 from the landowner's agent clarifying that they would continue to engage with the Applicant. The Applicant responded to the landowner's agent on 31 August 2023 reconfirming their position on the commercial offering. The Applicant will seek to meet with the landowner's agent in order to try and resolve this matter. The Applicant received a response from the landowner's agent on 5 September 2023 advising they would be willing to meet for a meaningful discussion. The Applicant responded on 8 September 2023 and provided further evidence of recent comparable market transactions and requested a meeting to discuss the Heads of Terms. The Applicant met with the landowner's agent on 11 September 2023 and provided a general project update in terms of examination timescales and progress. Further emails were exchanged prior to this meeting. The landowner's agent called the Applicant on 12 September 2023 to request the landowner's uplifted Heads of Terms be sent to two of their colleagues - the Applicant emailed the Heads of Terms on 13 September 2023. The Applicant sent a further email on 20 September 2023 requesting availability for a meeting to have a further discussion on the Heads of Terms, in particular regarding recent comparable market transactions. Negotiations on signing Heads of Terms are ongoing.	N	Discussions ongoing. Issues relate to lack of engagement, impact on future development and soil structure.	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							12-06	CA(R)	Access to pipeline	N/A						
	12-07	CA(SS)	Pipeline	N/A												
	Tenant: Phillip William Warrington		068													

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64	Gillian Rose Jones and Ian Sidney Jones					1	6-08	CA(R)	Access to pipeline	N/A	Y	N	<p>Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for access issued on 23 September 2022. Landowner confirmed receipt of Heads of Terms and confirmed availability for meeting. Site visit attempted on 18 November 2022 but landowner was unavailable at the time. Meeting held on 23 January 2023 to provide an update on the scheme. Confirmed that communications could be held through land agent going forwards. Meeting held with land agent on 27 March 2023 to discuss the updated Heads of Terms. Updated Heads of Terms were sent to the landowner and agent on 6 April 2023. Further to the meeting on 27 March 2023, the Applicant issued a response to the landowners' agent on 27 April 2023 providing an update on the key points relating to the Heads of Terms. Meeting arranged and held on 5 May 2023. Negotiations on signing the updated Heads of Terms are ongoing. The Applicant has been frequently requesting meetings with the landowners' agent to discuss the Heads of Terms - the Applicant is still awaiting confirmation from the landowner's agent on availability. A further follow up in this regard was sent on 18 May 2023. An email was received from the land agent on 23 May 2023 but did not provide a response to the Applicant's request for engagement or further meetings. Update meeting held with the landowners' agent on 12 June 2023 to discuss Heads of Terms. Call made to landowners' agent on 23 June 2023 to discuss Heads of Terms. Email sent to landowners' agent on 30 June 2023 requesting a meeting week commencing 3 July 2023 to discuss Heads of Terms. Further email sent to land agent on 11 July 2023 requesting availability for client meetings to further discuss Heads of Terms as no response received to email on 30 June 2023. The Applicant held a meeting with the landowners agent on 20 July 2023 to discuss the Heads of Terms and provide an update on the project. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. Further to recent engagement with the landowners agent on 20 July 2023, The Applicant issued updated Head of Terms on 1 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. The Applicant sent an email to the landowner's agent on 21 August 2023 requesting a meeting to discuss the updated commercial offer within the latest Heads of Terms issued on 1 August 2023. The Applicant received a response from the landowner's agent on 22 August 2023 advising they do not wish to have any further meetings until the commercial offerings are further increased and that they will not be taking any steps to move forward unless the commercial offer is increased again. The Applicant responded on 30 August 2023 to express their disappointment that the landowners' agent did not wish to further engage. The Applicant also re-iterated that the uplifted commercial offering in place reflects recent comparable land transactions, is considered by the Applicant's advisors to be a fair reflection of the current open market value of the land, and no further increases are proposed. A further response was then received on 31 August 2023 from the landowner's agent clarifying that they would continue to engage with the Applicant. The Applicant responded to the landowner's agent on 31 August 2023 reconfirming their position on the commercial offering. The Applicant will seek to meet with the landowner's agent in order to try and resolve this matter. The Applicant received a response from the landowner's agent on 5 September 2023 advising they would be willing to meet for a meaningful discussion. The Applicant responded on 8 September 2023 and provided further evidence of recent comparable market transactions and requested a meeting to discuss the Heads of Terms. The Applicant met with the landowner's agent on 11 September 2023 and provided a general project update in terms of examination timescales and progress. Further emails were exchanged prior to this meeting. The landowner's agent called the Applicant on 12 September 2023 to request the landowner's uplifted Heads of Terms be sent to two of their colleagues - the Applicant emailed the Heads of Terms on 13 September 2023. The Applicant sent a further email on 20 September 2023 requesting availability for a meeting to have a further discussion on the Heads of Terms, in particular regarding recent comparable market transactions. Negotiations on signing Heads of Terms are ongoing.</p>	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							6-09	CA(R)	Access to pipeline	N/A						

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65	Gordon James Dutton and Alison Wendy Dutton					1	12-02	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced September 2022. A letter was issued on 23 September 2022 to highlight to tenants that Heads of Terms had been shared with landowners and to encourage and facilitate engagement for an agreement. Follow up calls made to confirm receipt of tenant letter, confirmed on 7 December 2022. Updated Heads of Terms were sent to the tenant and agent on 15 March 2023. Update meeting held with the tenant's agent on 12 June 2023 to discuss Heads of Terms. The Applicant held a meeting with the landowner's agent on 20 July 2023 to discuss the Heads of Terms and provide an update on the project. Further to recent engagement with the landowners' agent on 20 July 2023, The Applicant issued updated Head of Terms on 1 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. The Applicant sent an email on 21 August 2023 to the landowner's and tenant's agent requesting availability for a meeting to further discuss the uplifted Heads of Terms. The Applicant received a response from the landowners' agent on 22 August 2023 advising they do not wish to have any further meetings until the commercial offerings are further increased and that they will not be taking any steps to move forward unless the commercial offer is increased again. Email to landowner on 24 August 2023 providing an electronic copy of revised Heads of Terms and offered opportunity for a follow up meeting. The Applicant responded on 30 August 2023 to express their disappointment that the landowners' agent did not wish to further engage. The Applicant also re-iterated that the uplifted commercial offering in place reflects recent comparable land transactions, is considered by the Applicant's advisors to be a fair reflection of the current open market value of the land, and no further increases are proposed. A further response was then received on 31 August 2023 from the landowner's agent clarifying that they would continue to engage with the Applicant. The Applicant responded to the landowners' agent on 31 August 2023 reconfirming their position on the commercial offering. The Applicant will seek to meet with the landowners' agent in order to try and resolve this matter. The Applicant met with the landowner's agent on 11 September 2023 and provided a general project update. Further emails were exchanged prior to this meeting. Due to the response received from the landowners' agent on 22 August 2023, the Applicant acknowledges that it is now very unlikely a voluntary agreement will be concluded before the end of the Examination period.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							12-03	CA(SS)	Pipeline	N/A						
							12-04	CA(R)	Access to pipeline	N/A						
66	Hawarden Community Council					1	17-02	CA(SS)	Pipeline	N/A	Y	N	A meeting was held on 23 February 2023 and a follow-up meeting with the senior leadership team was held on 29 March 2023. Heads of Terms were issued on 12 April 2023. A meeting was held with the tenant's landlord on 19 April 2023 to provide an update on the project and discuss the project requirements. Various meetings were held with the leader of the council on w/c 5 June 2023. Email sent to the tenant's landlord on 16 June 2023 requesting a further meeting to discuss Heads of Terms. Email correspondence between the Applicant and the Community Council on 19 June 2023. Meeting has been arranged for 3 July 2023. Email sent to the landlord's land agent on 30 June 2023 requesting a meeting week commencing 3 July 2023 to discuss Heads of Terms. Further email sent by the Applicant on 4 July 2023 to landlord's agent requesting an update on Heads of Terms, and response received on 5 July 2023. Meeting held on 23 June 2023 with landlord's land agent to discuss Heads of Terms. Engagement meeting held with landlord on 3 July 2023. Email correspondence between the Applicant and the landowner from 10 July to 11 July 2023, to inform a review will be provided. Updated Heads of Terms issued to the tenant's landlord on 18 July 2023. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. The Applicant issued updated Head of Terms on 7 August 2023 to the tenant's landlord providing a further uplift on its commercial offer. The Applicant met with Hawarden Community Council representatives on 25 August 2023; part of this discussion involved its land interest. The Applicant sent a follow up email on 29 August 2023 to the tenant's landlord requesting an update on the Heads of Terms. The Applicant received a response on 29 August 2023 from the tenants landlord advising they would not be proceeding with the signature of these Heads of Terms at present. The Applicant sent an email to the tenant's landlord on 30 August regarding the Heads of Terms following up from a telephone call on the same day. The Applicant intends to meet with the tenant's landlord to further discuss matters with the hope of closing out all remaining points before the end of examination. The Applicant sent an email to landowner's agent on 5 September 2023. The agent replied stating they are happy to meet. The Applicant tried to call the tenant's landlord's agent on 14 and 19 September 2023 to arrange a meeting. The agent was not available on either occasion, so a message was left with their secretary. The Applicant is continuing to chase in order to arrange a meeting. A date is set to be arranged.	N	Discussions ongoing. Issues relate to clarity of information received and impact on existing bore holes and farm land.	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner

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³ Denotes if voluntary agreement has been reached with the landowner – where Y, row is highlighted green

Obj No.	Name / Organisation (Landowner / Tenant)	IP/ AP Ref No[1]	RR Ref No	WR Ref No	Other Doc Ref No	BoR Part 1, 2, 3?	Plots	Powers (CA(L)/ CA(SS)/ CA(R)/ TP[2])	Purpose for which powers sought	Duration of TP	CA?	Blight?	Detail of negotiations and progress made since last update	Agreed?[3]	Status and summary of Objection	Outstanding matters, next steps and progress anticipated by end of Examination
67	Helen Catherine Ellis, Ruth Mary McWhirter and Joseph Steven Evans (as executors for Gwyneth Evans) Tenant: Eryl & John Williams		025		AS-072	1	17-40	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. Land agent confirmed on 30 August 2022 that landowner is deceased. Meeting held with land agent for all associated clients on 15 September 2022 to discuss Heads of Terms. Key issues related to consideration payments and professional fees. A further Heads of Terms agreement was issued on 23 September 2022 for mitigation land. A further letter was issued on 23 September 2022 to highlight to tenants that Heads of Terms had been shared with landowners and to encourage and facilitate engagement for an agreement. An email was sent on 29 September 2022, advising of an additional plot to be included in the Heads of Terms. A further Heads of Terms pack was issued on 7 November 2022 with updated plan. Land agent was contacted to arrange meetings for clients on 2 December 2022, and followed up on 7 December 2022 where land agent provided comments on Heads of Terms and confirmed wish for meeting to discuss project for his clients. Land agent was asked but could not confirm the executors of the estate. Further call on 3 January 2023 to ask if executors had been confirmed, but no update. Meeting arranged and held on 5 January 2023 to provide project update. Confirmation from land agent on 17 January 2023 on the names of the executors. Updated Heads of Terms were sent to the tenant and agent on 20 March 2023. Meeting held with land agent on 27 March 2023 to discuss the updated Heads of Terms. Request received from land agent on 6 April 2023 for a meeting. Meeting arranged on 5 May 2023 but then postponed at the request of land agent. Follow up calls made to land agent on 12 and 22 May 2023 to rearrange meeting. Update meeting held with the landowners' agent on 2 June 2023 to discuss Heads of Terms. Following the meeting on 2 June, the Applicant provided a further update to the points discussed on 6 June 2023. Meeting held on 23 June 2023 with landowners' land agent to discuss Heads of Terms. Email sent to the landowners' land agent on 30 June 2023 requesting a meeting week commencing 3 July 2023 to discuss Heads of Terms. Response received from land agent on 10 July providing availability for a meeting to discuss Heads of Terms. The Applicant replied on 11 July offering availability for a meeting on week commencing 17 July 2023. The Applicant held a meeting with the landowners agent on 20 July 2023 to discuss the Heads of Terms and provide an update on the project. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. Further to recent engagement with the landowners agent on 20 July 2023, The Applicant issued updated Head of Terms on 1 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. Negotiations on signing the updated Heads of Terms are ongoing. The Applicant and the landowner/agent/housing developers representative undertook a meeting on 11 August 2023 to discuss the Heads of Terms in particular the mitigation land. The Applicant discussed the potential to share mitigation land with the proposed housing developer although the Applicant noted the land is under option however no valid planning consent exists and that this land is not allocated within the local plan therefore the existing use is agricultural. The Applicant agreed to follow up with the proposed developer with further information on the mitigation land. The Applicant issued a further response to the proposed developer on 18 August 2023. A response was received on the same day to which the Applicant responded providing further details on the mitigation land. The Applicant had further email correspondence on 30 August 2023 with the proposed developer regarding the mitigation land. Email sent to the landowner's agent on 3 September 2023 to request confirmation that the uplifted commercials have been discussed with their client and if there is a realistic chance these will be signed before the close of examination on 20 September 2023. The Applicant did not receive a response to the email sent on 3 September 2023, so the Applicant sent a further email requesting a response on 20 September 2023.	N	Discussions ongoing. Issues relate to line of pipeline, easement width and Option area, Heads of Terms, accommodation works, health concerns etc	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							17-42	CA(SS)	Pipeline	N/A						
			17-44				CA(L)	Mitigation	N/A							
			18-01				TP	Working area	Full construction programme							
			18-02				CA(SS)	Pipeline	N/A							
			18-30				CA(SS)	Pipeline	N/A							
			18-31				CA(SS)	Pipeline	N/A							
18-32	CA(SS)	Pipeline	N/A													
68	Hilary Lamb and John Lamb					1	20-12	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. Follow up calls were made to check receipt of the Heads of Terms on 27 July 2022 and 11 August 2022, leaving voicemails. Further attempts were made on 25 August 2022, 7 September 2022, 14 September 2022 and 21 September 2022 to which there was no reply and no opportunity to leave a voicemail. Email follow up sent on 19 October 2022 and letter sent on 10 January 2023 confirming willingness to reach agreement. Updated Heads of Terms were sent to the landowner on 15 March 2023. Follow up call attempted on 14 April 2023. Further follow up call made on 19 June 2023, where landowner enquired about appointing local land agent and provided updated primary address to send revised Heads of Terms agreement to. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. Revised copy for updated postal address issued on 20 June 2023. The Applicant issued updated Head of Terms on 1 August 2023 to the landowner providing a further uplift on its commercial offer. The Applicant made a further phone calls to the landowner on 8 September and 11 September 2023 to discuss the Heads of Terms.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							20-16	TP		Full construction programme						
							20-17	TP	Construction compound	Full construction programme						

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Obj No.	Name / Organisation (Landowner / Tenant)	IP/ AP Ref No[1]	RR Ref No	WR Ref No	Other Doc Ref No	BoR Part 1, 2, 3?	Plots	Powers (CA(L)/ CA(SS)/ CA(R)/ TP[2])	Purpose for which powers sought	Duration of TP	CA?	Blight?	Detail of negotiations and progress made since last update	Agreed?[3]	Status and summary of Objection	Outstanding matters, next steps and progress anticipated by end of Examination
69	Hutchison 3G UK Limited					1	9-03 9-04 9-05	CA(SS) CA(L) TP	Pipeline Access to pipeline Working area	N/A N/A Full construction programme	Y	N	Negotiations commenced September 2022. A letter was issued on 23 September 2022 to highlight to tenants that Heads of Terms had been shared with landowners and to encourage and facilitate engagement for an agreement. Follow up to confirm receipt of tenant letter, but all other correspondence has been via landowner. Updated tenant letter issued 18 May 2023. Email received from Network Manager at Three on 30 May 2023, asking for plan of affected land. Email response was sent on 16 June 2023, with plan showing pole location. Revised Heads of Terms were also emailed to landlord's land agent on 16 June 2023. Landowner responded on 19 June 2023 that the management company of the affected utility pole will be in touch. Landlord's land agent responded to revised Heads of Terms on 26 June 2023, asking for details of land plans and finalised route plan. Response provided on 29 June 2023 to landowner's land agent and email to landowner asking for contact details of management company of utility pole. Landowner's land agent emailed on 4 July 2023 asking if plans on Planning Inspectorate website are the latest. Responded to landowner's land agent email on 11 July 2023 with link to the folder on the Planning Inspectorate website with the most recent plans. Email received from landowner's agent on 26 July 2023 asking for more information on pipeline route. The Applicant responded to the landowner's agent on 26 July 2023 with a link to the most recent plans on the Planning Inspectorate website and requesting availability for a Teams meeting to discuss Heads of Terms in further detail. The tenants landlords agent queried the permanent rights which are to be acquired on the land, on 26 July 2023. The Applicant sent a detailed response regarding the Heads of Terms and rights sought on 3 September 2023 to the tenant's landlord and offered a meeting to further discuss with the intention of resolving any outstanding points before the close of examination. Chaser email sent to the land agent of the tenant's landlord on 12 September 2023 offering opportunity for a meeting as no response received.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner

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Obj No.	Name / Organisation (Landowner / Tenant)	IP/ AP Ref No[1]	RR Ref No	WR Ref No	Other Doc Ref No	BoR Part 1, 2, 3?	Plots	Powers (CA(L)/ CA(SS)/ CA(R)/ TP[2])	Purpose for which powers sought	Duration of TP	CA?	Blight?	Detail of negotiations and progress made since last update	Agreed?[3]	Status and summary of Objection	Outstanding matters, next steps and progress anticipated by end of Examination	
70	H W Oultram and Co		030			1	18-03	CA(SS)	Pipeline	N/A	Y	N	<p>Negotiations commenced September 2022. A letter was issued on 23 September 2022 to highlight to tenants that Heads of Terms had been shared with landowners and to encourage and facilitate engagement for an agreement. Meeting with land agent on 5 October 2022 to discuss Heads of Terms and provide comments. Site meeting with landowner held on 7 December 2022 to undertake a farm impact assessment. A further site meeting was held on 17 February 2023 with landowner and land agent to discuss project requirements. Further correspondence was had with the Landowner on 28 February 2023. Landowner confirmed name of legal advisors on 6 March 2023, which was acknowledged on 8 March 2023. Further meeting held with land agent on 27 March 2023 to discuss the updated Heads of Terms, and confirmed that updated Heads of Terms were in progress but were being held while further consideration is had relating to construction compound and land impacts. Meeting arranged and held on 5 May 2023. Further meeting arranged and held on 19 May 2023 to discuss project requirements. The landowner has requested that further updates of the Heads of Terms are placed on hold until a satisfactory agreement between the parties is reached. A discussion took place with the landowner's agent at the compulsory acquisition hearing on 7 June 2023 and agreed further updates would be provided regarding the Heads of Terms and other matters related to their representations. Telephone call with the landowner's land agent on 15 June 2023 and again on 19 June 2023 to discuss Heads of Terms and matters relating to their representations. The Applicant issued a formal letter to the landowner on 26 June 2023 providing a status update on a number of key project updates including change request 3. Phone call to landowner's agent on 29 June 2023 requesting a site visit, a meeting has been arranged for 7 July 2023. Further email sent to the landowners agent and the landowner with a copy of the letter sent on 26 June 2023. Site meeting with landowner and land agent on 7 July 2023 to discuss Change Request 2 and 3 along with the Heads of Terms. The Applicant had a telephone call with the landowners agent on 7 August 2023 regarding Heads of Terms. The Applicant is committed to continued engagement with the landowner, with the aim to further resolve the landowner's remaining objections, however some distance between the parties remain. Further to the Compulsory Acquisition hearing on the 10 August 2023 the Applicant arranged a meeting with the landowners agent for the 14 August 2023. The Applicant met with the landowner's agent on 14 August 2023 to discuss the key issues raised within the compulsory acquisition hearing. The Applicant and the landowner's agent agreed the heads of terms could be further bespoke to accommodate and facilitate a number of the landowners requests. The landowners agent agreed that it would be best to send the Heads of Terms to himself in the first instance so these could be discussed with his client. The Applicant issued updated bespoke heads of terms to the landowners agent on 22 August 2023. The Applicant received an email from the landowner on 18 August 2023 requesting a copy of the D.7.52 Ewloe Routing and Mitigation Position Paper. The Applicant responded on 19 August 2023 with a link to the paper and offered to hand deliver a copy of this. A further email was received from the landowner on 21 August 2023 requesting further information to which the landowner provided a detailed response on 31 August 2023. The Applicant also hand delivered and spoke at length with the landowner regarding their concerns on 25 August 2023 and the landowner advised the Applicant that his agent had not yet discussed the updated heads of terms with them. The Applicant met with the landowners agent on 15 September 2023 and provided a general project update, the landowner's agent advised they would be meeting with the landowner on 18 September 2023 to further discuss the Heads of Terms. The Applicant remains committed to engaging and negotiating with the landowner and their agent however at this current stage it is unlikely a voluntary agreement will be reached before the close of examination.</p>	N	Discussions ongoing. Issues relate to line of pipeline, easement width and Option area, Heads of Terms, accommodation works, health concerns, blight, drainage and soil fertility, insurance, proximity of farm buildings and viability/impacts on farm business etc.	The Applicant remains open and committed to reaching a voluntary agreement with the landowner	
							18-04	CA(SS)	Pipeline	N/A							
							18-05	CA(SS)	Pipeline	N/A							
							18-06	CA(SS)	Pipeline	N/A							
							18-07	CA(SS)	Pipeline	N/A							
							18-10	CA(SS)	Pipeline	N/A							
							18-11	CA(SS)	Pipeline	N/A							
							18-13	TP	Construction compound	Full construction programme							
							18-14	CA(SS)	Pipeline	N/A							
							18-18	CA(SS)	Pipeline	N/A							
							18-20	CA(SS)	Pipeline	N/A							
							18-20a	CA(SS)	Pipeline	N/A							
							18-21	CA(SS)	Pipeline	N/A							
							18-22	CA(SS)	Pipeline	N/A							
							18-23	CA(SS)	Pipeline	N/A							
							18-25	CA(SS)	Pipeline	N/A							
							19-04	CA(SS)	Pipeline	N/A							
							19-04a	CA(L)	Mitigation	N/A							
							19-04b	CA(L)	Mitigation	N/A							
							19-04c	TP	Working area	Full construction programme							
							19-04d	CA(L)	Alltami Brook Pipe Bri	N/A							

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71	Ian Bentley		044			1	15-13	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced September 2022. A letter was issued on 23 September 2022 to highlight to tenants that Heads of Terms had been shared with landowners and to encourage and facilitate engagement for an agreement. Tenant confirmed receipt of the tenant letter and that it had been passed to agent. Land agent was contacted to arrange meetings for clients on 2 December 2022, and followed up on 7 December 2022 where land agent provided comments on Heads of Terms and confirmed wish for meeting to discuss project for his clients. Meeting arranged and held on 5 January 2023 to provide project update. Updated Heads of Terms were sent to the tenant and agent on 20 March 2023. Meeting held with land agent on 27 March 2023 to discuss the updated Heads of Terms. Request received from land agent on 6 April 2023 for a meeting. Meeting arranged on 5 May 2023 but then postponed at the request of land agent. Follow up calls made to land agent on 12 and 22 May 2023 to rearrange meeting. Update meeting held with the landowners agent on 2 June 2023 to discuss Heads of Terms. Following the meeting on 2 June, the Applicant provided a further update to the points discussed on 6 June 2023. Email sent to the tenant's landlord on 16 June 2023 requesting a further meeting to discuss Heads of Terms. Meeting held on 23 June 2023 with landlord's land agent to discuss Heads of Terms. Email sent to the landowner's land agent on 30 June 2023 requesting a meeting week commencing 3 July 2023 to discuss Heads of Terms. Further email sent by the Applicant on 4 July 2023 to landowner's agent requesting an update on Heads of Terms, and response received on 5 July 2023. Response received from land agent on 10 July providing availability for a meeting to discuss Heads of Terms. The Applicant replied on 11 July offering availability for a meeting on week commencing 17 July 2023. Updated Heads of Terms issued to the tenant's landlord on 18 July 2023. The Applicant held a meeting with the landowners agent on 20 July 2023 to discuss the Heads of Terms and provide an update on the project. The Applicant met with the tenant on 22 August 2023 and provided an update on the project and advised negotiations are ongoing with their landlord. The Applicant met the tenant on 25 August 2023. The Applicant sent a follow up email on 29 August 2023 to the landowner's agent requesting an update on the Heads of Terms. The Applicant received a response on 29 August 2023 from the landowner's agent advising they would not be proceeding with the signature of these Heads of Terms at present. The Applicant sent an email to the landowner's agent on 30 August regarding the Heads of Terms following up from a telephone call on the same day. The Applicant intends to meet with the landowner's agent to further discuss matters with the hope of closing out all remaining points before the end of examination. The Applicant sent an email to landowner's agent on 5 September 2023. The agent replied stating they are happy to meet. A date is set to be arranged. The Applicant tried to call the tenant's landlord's agent on 14 and 19 September 2023 to arrange a meeting. The agent was not available on either occasion, so a message was left with their secretary. The Applicant is continuing to chase in order to arrange a meeting. The Applicant did not receive a response to the email sent to the tenant's agent on 5 September 2023, so the Applicant sent a further email requesting a response on 20 September 2023. Negotiations on signing the updated Heads of Terms are ongoing.	N	Discussions ongoing. Issues relate to line of pipeline, easement width and Option area, Heads of Terms, accommodation works, health concerns etc.	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							15-14	CA(R)	Access to pipeline	N/A						
							16-02	CA(SS)	Pipeline	N/A						
							16-16	CA(SS)	Pipeline	N/A						
							16-17	TP	Working area	Full construction programme						
17-43	CA(L)	Mitigation	N/A													

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72	Ivor Esmor Jones, Nora Yvonne Jones, Robert Esmor Jones and Robert Gwyn Jones					1	6-26 6-29 6-30 6-31 7-01 7-02b 7-03 7-03a 7-03b 7-04	CA(SS) CA(SS) CA(SS) CA(SS) CA(SS) CA(R) CA(R) CA(R) TP CA(SS)	Pipeline Pipeline Pipeline Pipeline Pipeline Access to pipeline Access to pipeline Access to pipeline Working area Pipeline	N/A N/A N/A N/A N/A N/A N/A N/A Full construction programme N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. Meeting held with land agent for all associated clients on 15 September 2022 to discuss Heads of Terms. Key issues related to consideration payments and professional fees. An email was sent on 29 September 2022, advising of an additional plot to be included in the Heads of Terms. A further letter was issued on 30 September 2022 with Heads of Terms for 100 m optionality required for three plots. Land agent was contacted to arrange meetings for clients on 2 December 2022, and followed up on 7 December 2022 where land agent provided comments on Heads of Terms and confirmed wish for meeting to discuss project for his clients. Call held with developer Enso Energy on 7 December 2022 regarding solar farm and update on project. Meeting arranged and held on 5 January 2023 to provide project update. Call made to landowner on 3 March 2023 to provide an update on the project. Meeting held with land agent on 27 March 2023 to discuss the updated Heads of Terms. Updated Heads of Terms were sent to the landowner and agent on 31 March 2023. Request received from land agent on 6 April 2023 for a meeting. Meeting arranged on 5 May 2023 but then postponed at the request of land agent. Follow up calls made to land agent on 12 and 22 May 2023 to rearrange meeting. Update meeting held with the landowners' agent on 2 June 2023 to discuss Heads of Terms. Following the meeting on 2 June, the Applicant provided a further update to the points discussed on 6 June 2023. Email sent to the landowners' land agent on 30 June 2023 requesting a meeting week commencing 3 July 2023 to discuss Heads of Terms. Response received from land agent on 10 July providing availability for a meeting to discuss Heads of Terms. The Applicant replied on 11 July offering availability for a meeting on week commencing 17 July 2023. The Applicant held a meeting with the landowners agent on 20 July 2023 to discuss the Heads of Terms and provide an update on the project. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. Further to recent engagement with the landowners agent on 20 July 2023, The Applicant issued updated Head of Terms on 1 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. A meeting was held with the landowner's agent on 11 August 2023 to provide a general project update. A further call was made to the landowner's agent on 1 September 2023. Email sent to the landowner's agent on 3 September 2023 advising the solar developer has confirmed they have no concerns with the Applicant's proposals and on that basis can the Heads of Terms now be signed. The Applicant did not receive a response to the email sent on 3 September 2023, so the Applicant sent a further email requesting a response on 20 September 2023. Negotiations on signing the updated Heads of Terms are ongoing.	N	None received	Ongoing discussions and meetings. The Applicant believes Heads of Terms are close to being agreed.

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73	Jacqueline Woollam and Terence Leslie Woollam					1	9-25	TP	Construction access only	Full construction programme	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for access issued on 15 September 2022. Follow ups attempted with landowner throughout October and November to confirm receipt and discuss the Heads of Terms. Meeting held on 15 February 2023 to provide an update on the scheme. Updated Heads of Terms were sent to the landowner and agent on 15 March 2023. Meeting held with land agent on 27 March 2023 to discuss the updated Heads of Terms. Further to the meeting on 27 March 2023, the Applicant issued a response to the landowners' agent on 27 April 2023 providing an update on the key points relating to the Heads of Terms. Meeting arranged and held on 5 May 2023. The Applicant has been frequently requesting meetings with the landowner's agent to discuss the Heads of Terms - the Applicant is still awaiting confirmation from the landowners' agent on availability. A further follow up in this regard was sent on 18 May 2023. An email was received from the land agent on 23 May 2023 but did not provide a response to the Applicant's request for engagement or further meetings. Update meeting held with the landowners' agent on 12 June 2023 to discuss Heads of Terms. Call made to landowners' agent on 23 June 2023 to discuss Heads of Terms. Email sent to landowners' agent on 30 June 2023 requesting a meeting week commencing 3 July 2023 to discuss Heads of Terms. Further email sent to land agent on 11 July 2023 requesting availability for client meetings to further discuss Heads of Terms as no response received to email on 30 June 2023. The Applicant held a meeting with the landowners agent on 20 July 2023 to discuss the Heads of Terms and provide an update on the project. The Applicant sent an email to the landowner's agent on 21 August 2023 requesting a meeting to discuss the updated commercial offer within the latest Heads of Terms issued on 1 August 2023. The Applicant received a response from the landowner's agent on 22 August 2023 advising they do not wish to have any further meetings until the commercial offerings are further increased and that they will not be taking any steps to move forward unless the commercial offer is increased again. The Applicant responded on 30 August 2023 to express their disappointment that the landowners' agent did not wish to further engage. The Applicant also re-iterated that the uplifted commercial offering in place reflects recent comparable land transactions, is considered by the Applicant's advisors to be a fair reflection of the current open market value of the land, and no further increases are proposed. A further response was then received on 31 August 2023 from the landowner's agent clarifying that they would continue to engage with the Applicant. The Applicant responded to the landowner's agent on 31 August 2023 reconfirming their position on the commercial offering. The Applicant will seek to meet with the landowner's agent in order to try and resolve this matter. The Applicant received a response from the landowner's agent on 5 September 2023 advising they would be willing to meet for a meaningful discussion. The Applicant responded on 8 September 2023 and provided further evidence of recent comparable market transactions and requested a meeting to discuss the Heads of Terms. The Applicant met with the landowner's agent on 11 September 2023 and provided a general project update in terms of examination timescales and progress. Further emails were exchanged prior to this meeting. The landowner's agent called the Applicant on 12 September 2023 to request the landowner's uplifted Heads of Terms be sent to two of their colleagues - the Applicant emailed the Heads of Terms on 13 September 2023. The Applicant sent a further email on 20 September 2023 requesting availability for a meeting to have a further discussion on the Heads of Terms, in particular regarding recent comparable market transactions. Negotiations on signing Heads of Terms are ongoing.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner

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Obj No.	Name / Organisation (Landowner / Tenant)	IP/ AP Ref No[1]	RR Ref No	WR Ref No	Other Doc Ref No	BoR Part 1, 2, 3?	Plots	Powers (CA(L)/ CA(SS)/ CA(R)/ TP[2])	Purpose for which powers sought	Duration of TP	CA?	Blight?	Detail of negotiations and progress made since last update	Agreed?[3]	Status and summary of Objection	Outstanding matters, next steps and progress anticipated by end of Examination
74	Janet Warrington					1	11-14	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. Comments have been provided on a number of clauses on the Heads of Terms provided by land agent. Meeting held with land agent for all associated clients on 14 September 2022. Key issues related to lift and shift clauses, consideration payments and professional fees. Land agent was contacted to arrange meetings for clients on 30 November, 2 and 6 December 2022, and followed up on 4 January 2023. Response received from land agent on 5 January 2023. Updated Heads of Terms were sent to the landowner and agent on 15 March 2023. Meeting held with land agent on 27 March 2023 to discuss the updated Heads of Terms. Further to the meeting on 27 March 2023, the Applicant issued a response to the landowner's agent on 27 April 2023 providing an update on the key points relating to the Heads of Terms. Meeting arranged and held on 5 May 2023. The Applicant has been frequently requesting meetings with the landowner's agent to discuss the Heads of Terms - the Applicant is still awaiting confirmation from the landowner's agent on availability. A further follow up in this regard was sent on 18 May 2023. An email was received from the land agent on 23 May 2023 but did not provide a response to the Applicant's request for engagement or further meetings. Update meeting held with the landowner's agent on 12 June 2023 to discuss Heads of Terms. Call made to landowner's agent on 23 June 2023 to discuss Heads of Terms. Email sent to landowner's agent on 30 June 2023 requesting a meeting week commencing 3 July 2023 to discuss Heads of Terms. Further email sent to land agent on 11 July 2023 requesting availability for client meetings to further discuss Heads of Terms as no response received to email on 30 June 2023. The Applicant held a meeting with the landowners agent on 20 July 2023 to discuss the Heads of Terms and provide an update on the project. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. Further to recent engagement with the landowners agent on 20 July 2023, The Applicant issued updated Head of Terms on 1 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. The Applicant sent an email to the landowner's agent on 21 August 2023 requesting a meeting to discuss the updated commercial offer within the latest Heads of Terms issued on 1 August 2023. The Applicant received a response from the landowner's agent on 22 August 2023 advising they do not wish to have any further meetings until the commercial offerings are further increased and that they will not be taking any steps to move forward unless the commercial offer is increased again. The Applicant responded on 30 August 2023 to express their disappointment that the landowners' agent did not wish to further engage. The Applicant also re-iterated that the uplifted commercial offering in place reflects recent comparable land transactions, is considered by the Applicant's advisors to be a fair reflection of the current open market value of the land, and no further increases are proposed. A further response was then received on 31 August 2023 from the landowner's agent clarifying that they would continue to engage with the Applicant. The Applicant responded to the landowner's agent on 31 August 2023 reconfirming their position on the commercial offering. The Applicant will seek to meet with the landowner's agent in order to try and resolve this matter. The Applicant received a response from the landowner's agent on 5 September 2023 advising they would be willing to meet for a meaningful discussion. The Applicant responded on 8 September 2023 and provided further evidence of recent comparable market transactions and requested a meeting to discuss the Heads of Terms. The Applicant met with the landowner's agent on 11 September 2023 and provided a general project update in terms of examination timescales and progress. Further emails were exchanged prior to this meeting. The landowner's agent called the Applicant on 12 September 2023 to request the landowner's uplifted Heads of Terms be sent to two of their colleagues - the Applicant emailed the Heads of Terms on 13 September 2023. The Applicant sent a further email on 20 September 2023 requesting availability for a meeting to have a further discussion on the Heads of Terms, in particular regarding recent comparable market transactions. Negotiations on signing Heads of Terms are ongoing.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							11-15	CA(SS)	Pipeline	N/A						
							11-17	CA(SS)	Pipeline	N/A						
							11-18	CA(SS)	Pipeline	N/A						
							11-19	CA(SS)	Pipeline	N/A						
12-01	CA(SS)	Pipeline	N/A													

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Obj No.	Name / Organisation (Landowner / Tenant)	IP/ AP Ref No[1]	RR Ref No	WR Ref No	Other Doc Ref No	BoR Part 1, 2, 3?	Plots	Powers (CA(L)/ CA(SS)/ CA(R)/ TP[2])	Purpose for which powers sought	Duration of TP	CA?	Blight?	Detail of negotiations and progress made since last update	Agreed?[3]	Status and summary of Objection	Outstanding matters, next steps and progress anticipated by end of Examination
75	Janice Louise Platt and Myles David Platt		049			1	11-04	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for potential pipeline issued on 15 September 2022. Landowner confirmed receipt and authorisation of representation on 21 October 2022. Land agent was contacted to arrange meetings for clients on 2 December 2022, and followed up on 7 December 2022 where land agent provided comments on Heads of Terms and confirmed wish for meeting to discuss project for his clients. Meeting arranged and held on 5 January 2023 to provide project update. Updated Heads of Terms were sent to the tenant and agent on 15 March 2023. Meeting held with land agent on 27 March 2023 to discuss the updated Heads of Terms. Heads of Terms returned on 12 April 2023. The Applicant held a meeting with the landowners agent on 20 July 2023 to discuss the Heads of Terms and provide an update on the project. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. Further to recent engagement with the landowner's agent on 20 July 2023, The Applicant issued updated Head of Terms on 1 August 2023 to the landowner and their agent providing a further uplift on its commercial offer.	Y	Discussions ongoing. Issues relate to line of pipeline, easement width and Option area, Heads of Terms, accommodation works, health concerns, blight etc.	Heads of Terms signed. Agreement to be completed in due course.

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² CA(L): Compulsory acquisition of land at the surface; CA(SS): Compulsory acquisition of subsurface; CA(R): Compulsory acquisition of rights; TP: Temporary possession

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Obj No.	Name / Organisation (Landowner / Tenant)	IP/ AP Ref No[1]	RR Ref No	WR Ref No	Other Doc Ref No	BoR Part 1, 2, 3?	Plots	Powers (CA(L)/ CA(SS)/ CA(R)/ TP[2])	Purpose for which powers sought	Duration of TP	CA?	Blight?	Detail of negotiations and progress made since last update	Agreed?[3]	Status and summary of Objection	Outstanding matters, next steps and progress anticipated by end of Examination
76	Jean Jones					1	9-22	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. Comments have been provided on a number of clauses on the Heads of Terms provided by land agent. Meeting held with land agent for all associated clients on 14 September 2022. Key issues related to lift and shift clauses, consideration payments and professional fees. Land agent was contacted to arrange meetings for clients on 30 November, 2 and 6 December 2022, and followed up on 4 January 2023. Response received from land agent on 5 January 2023. A further request for meeting was made on 20 January 2023. Meeting held on 15 February 2023 to provide an update on the scheme. Updated Heads of Terms were sent to the landowner and agent on 15 March 2023. Meeting held with land agent on 27 March 2023 to discuss the updated Heads of Terms. Further to the meeting on 27 March 2023, the Applicant issued a response to the landowner's agent on 27 April 2023 providing an update on the key points relating to the Heads of Terms. Meeting arranged and held on 5 May 2023. The Applicant has been frequently requesting meetings with the landowner's agent to discuss the Heads of Terms - the Applicant is still awaiting confirmation from the landowner's agent on availability. A further follow up in this regard was sent on 18 May 2023. An email was received from the land agent on 23 May 2023 but did not provide a response to the Applicant's request for engagement or further meetings. Update meeting held with the landowner's agent on 12 June 2023 to discuss Heads of Terms. Call made to landowner's agent on 23 June 2023 to discuss Heads of Terms. Email sent to landowner's agent on 30 June 2023 requesting a meeting week commencing 3 July 2023 to discuss Heads of Terms. Site meeting with landowner and land agent on 7 July 2023. Email to land agent on 11 July 2023 requesting availability for client meetings to further discuss Heads of Terms. The Applicant held a meeting with the landowners agent on 20 July 2023 to discuss the Heads of Terms and provide an update on the project. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. Further to recent engagement with the landowners agent on 20 July 2023, The Applicant issued updated Head of Terms on 1 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. The Applicant sent an email to the landowner's agent on 21 August 2023 requesting a meeting to discuss the updated commercial offer within the latest Heads of Terms issued on 1 August 2023. The Applicant received a response from the landowner's agent on 22 August 2023 advising they do not wish to have any further meetings until the commercial offerings are further increased and that they will not be taking any steps to move forward unless the commercial offer is increased again. The Applicant responded on 30 August 2023 to express their disappointment that the landowners' agent did not wish to further engage. The Applicant also re-iterated that the uplifted commercial offering in place reflects recent comparable land transactions, is considered by the Applicant's advisors to be a fair reflection of the current open market value of the land, and no further increases are proposed. A further response was then received on 31 August 2023 from the landowner's agent clarifying that they would continue to engage with the Applicant. The Applicant responded to the landowner's agent on 31 August 2023 reconfirming their position on the commercial offering. The Applicant will seek to meet with the landowner's agent in order to try and resolve this matter. The Applicant received a response from the landowner's agent on 5 September 2023 advising they would be willing to meet for a meaningful discussion. The Applicant responded on 8 September 2023 and provided further evidence of recent comparable market transactions and requested a meeting to discuss the Heads of Terms. The Applicant met with the landowner's agent on 11 September 2023 and provided a general project update in terms of examination timescales and progress. Further emails were exchanged prior to this meeting. The landowner's agent called the Applicant on 12 September 2023 to request the landowner's uplifted Heads of Terms be sent to two of their colleagues - the Applicant emailed the Heads of Terms on 13 September 2023. The Applicant sent a further email on 20 September 2023 requesting availability for a meeting to have a further discussion on the Heads of Terms, in particular regarding recent comparable market transactions. Negotiations on signing Heads of Terms are ongoing.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							10-02	CA(SS)	Pipeline	N/A						
							10-09	CA(SS)	Pipeline	N/A						
							10-11	CA(SS)	Pipeline	N/A						
							10-12	CA(SS)	Pipeline	N/A						
10-13	CA(SS)	Pipeline	N/A													

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Obj No.	Name / Organisation (Landowner / Tenant)	IP/ AP Ref No[1]	RR Ref No	WR Ref No	Other Doc Ref No	BoR Part 1, 2, 3?	Plots	Powers (CA(L)/ CA(SS)/ CA(R)/ TP[2])	Purpose for which powers sought	Duration of TP	CA?	Blight?	Detail of negotiations and progress made since last update	Agreed?[3]	Status and summary of Objection	Outstanding matters, next steps and progress anticipated by end of Examination
77	Jeanne Estelle Storrar and Richard Andrew Storrar Tenant: Gordon James Dutton and Alison Wendy Dutton					1	12-03 12-04 12-05	CA(SS) CA(R) CA(SS)	Pipeline Access to pipeline Pipeline	N/A N/A N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. Call received from landowner on 27 August 2022 with queries regarding the Heads of Terms. Noted that they are in discussions with land agents and stated potential to develop the land in the future. Landowner was requested to provide their plans, and followed up to seek these on 7 September 2022 and again on 15 September 2022. Plans awaited to consider and negotiations are ongoing. A further letter was issued on 23 September 2022 to highlight to tenants that Heads of Terms had been shared with landowners and to encourage and facilitate engagement for an agreement. Further follow up was made to seek development plans on 26 October 2022 and arranged meeting held on 18 November 2022. Site visit attempted by landowner unable to make the meeting, to be rearranged. Emailed on 15 December 2022 to request availability for rearranged meeting. Followed up on 12 January 2023, and landowner noted he was considering the Heads of Terms with a third party and would confirm meeting date when ready. Updated Heads of Terms were sent to the landowner on 15 March 2023. Follow up made on 12 April 2023 to discuss Heads of Terms, and further attempt made on 19 April 2023. Telephone call made to landowner and meeting arranged for week commencing 15 May 2023. Email received from landowner on 12 May 2023 confirming meeting to be rescheduled and requesting availability. Follow up email was sent on 23 May 2023 providing list of next available dates for a site meeting. Meeting has been arranged for 2 June 2023. Meeting held on 2 June 2023 and follow up email was sent to the landowner on 9 June 2023. Follow up call attempted to landowner on 12 June 2023. Landowner attended local community engagement event on 20 June 2023, and provided general project updates. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. The Applicant issued updated Head of Terms on 1 August 2023 to the landowner providing a further uplift on its commercial offer. Email to landowner on 24 August 2023 providing an electronic copy of revised Heads of Terms and offered opportunity for a follow up meeting. Follow up email sent on 12 September 2023 to offer opportunity for a site meeting. Landowner responded on 12 September 2023 to confirm revised Heads of Terms have been received. Negotiations on signing the Heads of Terms are ongoing.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner

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Obj No.	Name / Organisation (Landowner / Tenant)	IP/ AP Ref No[1]	RR Ref No	WR Ref No	Other Doc Ref No	BoR Part 1, 2, 3?	Plots	Powers (CA(L)/ CA(SS)/ CA(R)/ TP[2])	Purpose for which powers sought	Duration of TP	CA?	Blight?	Detail of negotiations and progress made since last update	Agreed?[3]	Status and summary of Objection	Outstanding matters, next steps and progress anticipated by end of Examination
78	Jennifer Mary Martin and Angela Goodwin					1	10-04	CA(SS)	Pipeline	N/A	Y	N	<p>Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. Comments have been provided on a number of clauses on the Heads of Terms provided by land agent. Meeting held with land agent for all associated clients on 14 September 2022. Key issues related to lift and shift clauses, consideration payments and professional fees. Follow ups with land agent were made to confirm authorisation of representation, which was provided on 23 November 2022. Land agent was contacted to arrange meetings for clients on 30 November, 2 and 6 December 2022, and followed up on 4 January 2023. Response received from land agent on 5 January 2023. Meeting held on 2 February 2023 to provide an update on the scheme. Updated Heads of Terms were sent to the landowner and agent on 15 March 2023. Meeting held with land agent on 27 March 2023 to discuss the updated Heads of Terms. Further to the meeting on 27 March 2023, the Applicant issued a response to the landowners' agent on 27 April 2023 providing an update on the key points relating to the Heads of Terms. Meeting arranged and held on 5 May 2023. The Applicant has been frequently requesting meetings with the landowner's agent to discuss the Heads of Terms - the Applicant is still awaiting confirmation from the landowner's agent on availability. A further follow up in this regard was sent on 18 May 2023. An email was received from the land agent on 23 May 2023 but did not provide a response to the Applicant's request for engagement or further meetings. Update meeting held with the landowners agent on 12 June 2023 to discuss Heads of Terms. Call made to landowner's agent on 23 June 2023 to discuss Heads of Terms. Email sent to landowner's agent on 30 June 2023 requesting a meeting week commencing 3 July 2023 to discuss Heads of Terms. Further email sent to land agent on 11 July 2023 requesting availability for client meetings to further discuss Heads of Terms as no response received to email on 30 June 2023. The Applicant held a meeting with the landowners agent on 20 July 2023 to discuss the Heads of Terms and provide an update on the project. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. Further to recent engagement with the landowners agent on 20 July 2023, The Applicant issued updated Head of Terms on 1 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. The Applicant sent an email to the landowner's agent on 21 August 2023 requesting a meeting to discuss the updated commercial offer within the latest Heads of Terms issued on 1 August 2023. The Applicant received a response from the landowner's agent on 22 August 2023 advising they do not wish to have any further meetings until the commercial offerings are further increased and that they will not be taking any steps to move forward unless the commercial offer is increased again. The Applicant responded on 30 August 2023 to express their disappointment that the landowners' agent did not wish to further engage. The Applicant also re-iterated that the uplifted commercial offering in place reflects recent comparable land transactions, is considered by the Applicant's advisors to be a fair reflection of the current open market value of the land, and no further increases are proposed. A further response was then received on 31 August 2023 from the landowner's agent clarifying that they would continue to engage with the Applicant. The Applicant responded to the landowner's agent on 31 August 2023 reconfirming their position on the commercial offering. The Applicant will seek to meet with the landowner's agent in order to try and resolve this matter. The Applicant received a response from the landowner's agent on 5 September 2023 advising they would be willing to meet for a meaningful discussion. The Applicant responded on 8 September 2023 and provided further evidence of recent comparable market transactions and requested a meeting to discuss the Heads of Terms. The Applicant met with the landowner's agent on 11 September 2023 and provided a general project update in terms of examination timescales and progress. Further emails were exchanged prior to this meeting. The landowner's agent called the Applicant on 12 September 2023 to request the landowner's uplifted Heads of Terms be sent to two of their colleagues - the Applicant emailed the Heads of Terms on 13 September 2023. The Applicant sent a further email on 20 September 2023 requesting availability for a meeting to have a further discussion on the Heads of Terms, in particular regarding recent comparable market transactions. Negotiations on signing Heads of Terms are ongoing.</p>	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							10-06	CA(SS)	Pipeline	N/A						

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79	Jeremy Doran, John Miles Doran and Nell Eileen Theresa Doran					1	17-33	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. Site visit was held on 30 June 2022 and landowner reiterated they would not wish to sign Heads of Terms as it is expected they would impact proposed planning permission. Phone call with landowner on 17 August 2022 indicated that the landowner was not willing to sign Heads of Terms on the basis that they do not want to agree to their whole land being incorporated within the Option Area. Currently awaiting an outcome to a planning permission (expected later in 2022) and will continue negotiations once confirmed. Call made to landowner on 15 December 2022 to arrange a meeting, held on 23 December 2022 to provide a project update. Landowner queried how to make representations, which was supported. It was confirmed their planning permission application had been refused. Updated Heads of Terms were sent to the landowner on 15 March 2023. Follow up call on 23 May 2023 to arrange meeting to discuss the Heads of Terms. Follow up call made on 16 June 2023, to which the Applicant provided contact details for the development planner to use. Incoming call from development planner on 3 July 2023 to discuss pipeline route and easement. Email correspondence with planning agent 5 July 2023. Revised plans due to be sent over for consideration. Agent has confirmed that they are seeking a single pitch on the site. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. The Applicant issued updated Head of Terms on 1 August 2023 to the landowner providing a further uplift on its commercial offer. The Applicant sent a further email to the landowners planning agent on 4 September 2023 requesting an update on their planning application. The Applicant sent a further email on 20 September 2023 as no response had been received to the email on 4 September. Negotiations on signing the updated Heads of Terms are ongoing.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
80	John Calvin Peers		046		AS-071	1	19-13	CA(L)	Mitigation	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. Follow up calls were made with confirmation that the Heads of Terms had been passed to the land agent and solicitors. Meeting held with land agent for all associated clients on 15 September 2022 to discuss Heads of Terms. Key issues related to consideration payments and professional fees. A further Heads of Terms agreement was issued on 23 September 2022 for mitigation land. Land agent was contacted to arrange meetings for clients on 2 December 2022, and followed up on 7 December 2022 where land agent provided comments on Heads of Terms and confirmed wish for meeting to discuss project for his clients. Meeting arranged and held on 5 January 2023 to provide project update. Updated Heads of Terms were sent to the tenant and agent on 20 March 2023. Meeting held with land agent on 27 March 2023 to discuss the updated Heads of Terms. Request received from land agent on 6 April 2023 for a meeting. Meeting arranged on 5 May 2023 but then postponed at the request of land agent. Follow up calls made to land agent on 12 and 22 May 2023 to rearrange meeting. Update meeting held with the landowner's agent on 2 June 2023 to discuss Heads of Terms. Following the meeting on 2 June, the Applicant provided a further update to the points discussed on 6 June 2023. Email sent to the landowner's land agent on 30 June 2023 requesting a meeting week commencing 3 July 2023 to discuss Heads of Terms. Response received from land agent on 10 July providing availability for a meeting to discuss Heads of Terms. The Applicant replied on 11 July offering availability for a meeting on week commencing 17 July 2023. Response received from landowner's agent on 12 July 2023 confirming availability for a meeting on 20 July 2023. The Applicant held a meeting with the landowners agent on 20 July 2023 to discuss the Heads of Terms and provide an update on the project. The Applicant responded on 14 July 2023 to confirm the meeting date. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. Further to recent engagement with the landowners agent on 20 July 2023, The Applicant issued updated Head of Terms on 1 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. A meeting was held with the landowner's agent on 11 August 2023 to provide a general project update. A further call was made to the landowner's agent on 1 September 2023. The Applicant sent an email to the landowner's agent on 4 September 2023 providing an update on the Heads of Terms whilst advising a further response would be provided relating to hope value of the land. The Applicant did not receive a response to the email sent on 4 September 2023, so the Applicant sent a further email requesting a response on 20 September 2023. Negotiations on signing the updated Heads of Terms are ongoing.	N	Discussions ongoing. Issues relate to line of pipeline, easement width and Option area, Heads of Terms, accommodation works, health concerns, blight etc.	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							20-04	CA(SS)	Pipeline	N/A						

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81	John Davies Jones and Hilary Jones					1	20-13	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. Comments have been provided on a number of clauses on the Heads of Terms provided by land agent. A meeting is in the process of being arranged with the land agent to discuss the feedback received. A further letter was issued on 23 September 2022 to highlight to tenants that Heads of Terms had been shared with landowners and to encourage and facilitate engagement for an agreement. Further Heads of Terms agreements was issued on 23 September 2022 for mitigation land and drainage land. An email was sent on 29 September 2022, advising of an additional plot to be included in the Heads of Terms. A further Heads of Terms pack was issued on 7 November 2022 with an updated plan. Call held with land agent on 7 November 2022 to discuss the Heads of Terms. A voicemail was left with the land agent to request meeting on 10 November 2022. Land agent provided comments and confirmed them by email on 14 November 2022. Land agent was contacted to request a meeting on 2 December 2022, and followed up on 10 January 2023. Meeting held on 17 January 2023 to provide an update on the scheme. Updated Heads of Terms were sent to the landowner and agent on 20 March 2023. Meeting held with land agent on 30 March 2023 to discuss the updated Heads of Terms. Updated tenant letter was sent to the landowner and agent on 31 March 2023. Meeting arranged and held on 9 May 2023. Email to land agent on 16 June 2023 asking for availabilities for a virtual meeting to receive feedback on revised Heads of Terms. Follow up calls and voice messages left to land agent on 19 and 23 June 2023, requesting availability for client Heads of Terms meetings. Email sent to landowners' agent on 30 June 2023 requesting a meeting week commencing 3 July 2023 to discuss Heads of Terms. Further email sent to landowner's agent on 12 July 2023 requesting availability for a meeting week commencing 17 July 2023. Response received from landowner's agent on 12 July 2023, to which the Applicant responded and a meeting has been arranged for 20 July 2023. The Applicant held a meeting with the landowners agent on 20 July 2023 to discuss the Heads of Terms and provide an update on the project. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. Further to recent engagement with the landowners agent on 23 June 2023, The Applicant issued updated Head of Terms on 1 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. An email was sent to the landowner's land agent to request comparables on 7 August 2023. An email was received from the land agent on 11 August 2023. A further email was sent to the land agent on 29 August 2023. The Applicant sent an email to the landowners agent on 4 September 2023 to offer a project update meeting and to discuss any matters relating to the Heads of Terms in order to progress matters before the close of examination. The Applicant did not receive a response to the email sent on 3 September 2023, so the Applicant sent a further email requesting a response on 20 September 2023. Negotiations on signing the updated Heads of Terms are ongoing.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							20-13a	CA(L)	Mitigation	N/A						
							20-13b	CA(SS)	Pipeline	N/A						
							20-14	CA(SS)	Pipeline	N/A						
							20-17	TP	Construction compound	Full construction programme						
							20-24	CA(SS)	Pipeline	N/A						
							20-25	CA(SS)	Pipeline	N/A						
82	John Griffiths and Susan Griffiths					1	17-25	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. The Heads of Terms were returned to sender on 18 July 2022, and follow up confirmed that the address has been updated. The Heads of Terms were reissued on 21 July 2022. Currently awaiting an outcome to the planning permission (expected later in 2022) and will continue negotiations once confirmed. Response from landowner on 11 August 2022 was to refuse the Heads of Terms. Email sent to landowner on 3 January 2023 confirming a project update. Updated Heads of Terms were sent to the landowner on 15 March 2023. Call held with landowner on 23 March 2023 to provide project update. Meeting arranged for 28 March 2023. Meeting undertaken on 28 March 2023 to discuss the pipeline route and land requirements. Follow up call was made to landowner on 23 May 2023 to discuss project updates and Heads of Terms. The developer of the land on 6 June 2023 confirmed they are now looking to represent the landowner going forward. Email sent to landowner on 19 June 2023 and advised a further response will be provided. The Applicant confirmed on 23 June 2023 that the developer will be consulted with going forward. Follow up email sent to the developer on 14 July 2023 to offer a meeting week commencing 17 July 2023 to discuss the progress of the project. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. The Applicant issued updated Head of Terms on 1 August 2023 to the landowner providing a further uplift on its commercial offer. Email to developer on 21 August 2023 asking for signed letter of authority to be provided. Email to developer with an electronic copy of the revised Heads of Terms on 21 August 2023. Email from the developer on 24 August 2023, confirming that a new land agent is to be appointed to act on behalf of the landowner. The Applicant is awaiting written confirmation of the appointed land agent representative. Chaser email sent to the developer on 12 September 2023 asking for confirmation of appointed land agent. Negotiations on signing the updated Heads of Terms are ongoing.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							17-35	TP	Working area	Full construction programme						

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Obj No.	Name / Organisation (Landowner / Tenant)	IP/ AP Ref No[1]	RR Ref No	WR Ref No	Other Doc Ref No	BoR Part 1, 2, 3?	Plots	Powers (CA(L)/ CA(SS)/ CA(R)/ TP[2])	Purpose for which powers sought	Duration of TP	CA?	Blight?	Detail of negotiations and progress made since last update	Agreed?[3]	Status and summary of Objection	Outstanding matters, next steps and progress anticipated by end of Examination
83	John Horace George Bletcher		055	REP1-080		1	20-16	TP	Construction compound	Full construction programme	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022 and Heads of Terms for AGI and pipeline issued on 9 July 2022. Further Heads of Terms for a proposed compound were issued on 27 August 2022. Meeting to discuss the project requirements completed on 17 August 2022, following consultation response on the pipeline routing and location of Northop Hall AGI. Concerns raised relating to the new location of the AGI and pipeline route in landowner's field and impacts on the farm business. Heads of Terms for AGI and pipeline issued on 27 August 2022. Further Heads of Terms for a proposed compound were also issued on 27 August 2022. Follow up attempts were made to confirm receipt of the Heads of Terms on 6 September 2022 and 14 September 2022 to offer a further meeting. Comments have been provided on a number of clauses on the Heads of Terms provided by land agent. Meeting held with land agent for all associated clients on 14 September 2022. Key issues related to lift and shift clauses, consideration payments and professional fees. Land agent requested meeting on 2 November 2022, a meeting was held on 11 November 2022 to discuss location of the AGI. Land agent was contacted to arrange meetings for clients on 30 November, 2 and 6 December 2022, and followed up on 4 January 2023. Response received from land agent on 5 January 2023. Meeting held on 15 February 2023 to provide an update on the scheme. Meeting held with land agent on 27 March 2023 to discuss the updated Heads of Terms. Updated Heads of Terms were sent to the landowner and agent on 6 April 2023. Further to the meeting on 27 March 2023, the Applicant issued a response to the landowner's agent on 27 April 2023 providing an update on the key points relating to the Heads of Terms. Meeting arranged and held on 5 May 2023. The Applicant has been frequently requesting meetings with the landowner's agent to discuss the Heads of Terms - the Applicant is still awaiting confirmation from the landowner's agent on availability. A further follow up in this regard was sent on 18 May 2023. An email was received from the land agent on 23 May 2023 but did not provide a response to the Applicant's request for engagement or further meetings. Email received from landowner's agent relating to proposed development on 31 May 2023. The Applicant requested a plan of the proposed development on 2 June 2023, which was provided on 8 June 2023. The Applicant requested further details and status of the proposed development on 8 June 2023. Update meeting held with the landowner's agent on 12 June 2023 to discuss Heads of Terms. Email received from land agent on 14 June 2023 and the Applicant responded on 16 June 2023 to respond to queries. Call made to landowner's agent on 23 June 2023 to discuss Heads of Terms. Email sent to landowner's agent on 30 June 2023 requesting a meeting week commencing 3 July 2023 to discuss Heads of Terms. Further email sent to land agent on 11 July 2023 requesting availability for client meetings to further discuss Heads of Terms as no response received to email on 30 June 2023. The Applicant held a meeting with the landowners agent on 20 July 2023 to discuss the Heads of Terms and provide an update on the project. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. Further to recent engagement with the landowners agent on 20 July 2023, The Applicant issued updated Head of Terms on 1 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. The Applicant met the landowner on 3 August 2023. The Applicant sent an email to the landowner's agent on 21 August 2023 requesting a meeting to discuss the updated commercial offer within the latest Heads of Terms issued on 1 August 2023. The Applicant received a response from the landowner's agent on 22 August 2023 advising they do not wish to have any further meetings until the commercial offerings are further increased and that they will not be taking any steps to move forward unless the commercial offer is increased again. The Applicant responded on 30 August 2023 to express their disappointment that the landowners' agent did not wish to further engage. The Applicant also re-iterated that the uplifted commercial offering in place reflects recent comparable land transactions, is considered by the Applicant's advisors to be a fair reflection of the current open market value of the land, and no further increases are proposed. A further response was then received on 31 August 2023 from the landowner's agent clarifying that they would continue to engage with the Applicant. The Applicant responded to the landowner's agent on 31 August 2023 reconfirming their position on the commercial offering. The Applicant will seek to meet with the landowner's agent in order to try and resolve this matter. The Applicant received a response from the landowner's agent on 5 September 2023 advising they would be willing to meet for a meaningful discussion. The Applicant responded on 8 September 2023 and provided further evidence of recent comparable market transactions and requested a meeting to discuss the Heads of Terms. The Applicant met with the landowner's agent on 11 September 2023 and provided a general project update in terms of examination timescales and progress. Further emails were exchanged prior to this meeting. The landowner's agent called the Applicant on 12 September 2023 to request the landowner's uplifted Heads of Terms be sent to two of their colleagues - the Applicant emailed the Heads of Terms on 13 September 2023. The Applicant sent a further email on 20 September 2023 requesting availability for a meeting to have a further discussion on the Heads of Terms, in particular regarding recent comparable market transactions. Negotiations on signing Heads of Terms are ongoing.	N	Discussions ongoing. Issues relate to lack of engagement, impact on farm business and soil structure and request to relocate AGI, impact of second pipeline at Padeswood	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							20-17	TP	Construction compound	Full construction programme						
							20-18	CA(SS)	Pipeline	N/A						
							20-19	CA(SS)	Pipeline	N/A						
							20-19a	CA(L)	Northop Hall AGI	N/A						
							20-19b	TP	Access to Northop Hall AGI	Full construction programme						
							20-19c	CA(SS)	Pipeline	N/A						
20-20	TP	Construction compound	Full construction programme													
20-21	CA(SS)	Pipeline	N/A													

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Obj No.	Name / Organisation (Landowner / Tenant)	IP/ AP Ref No[1]	RR Ref No	WR Ref No	Other Doc Ref No	BoR Part 1, 2, 3?	Plots	Powers (CA(L)/ CA(SS)/ CA(R)/ TP[2])	Purpose for which powers sought	Duration of TP	CA?	Blight?	Detail of negotiations and progress made since last update	Agreed?[3]	Status and summary of Objection	Outstanding matters, next steps and progress anticipated by end of Examination	
84	John Littler		056			1	12-06	CA(R)	Access to pipeline	N/A	Y	N	<p>Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. Heads of Terms for compound issued on 27 August 2022. Meeting held on 26 June 2022 to discuss the project and land use. Concerns relating to impact on farming practices and the depth of pipeline and water table on the land. Comments have been provided on a number of clauses on the Heads of Terms provided by land agent. Landowner acknowledged receipt of the Heads of Terms on 27 July 2022 saying they were seeking information from their land agent. Comments have been provided on a number of clauses on the Heads of Terms provided by land agent. Meeting held with land agent for all associated clients on 14 September 2022. Key issues related to lift and shift clauses, consideration payments and professional fees. An email was sent on 30 September 2022, advising of an additional plot to be included in the Heads of Terms. A further set of Heads of Terms were issued on 7 November 2023 with updated plan. Land agent was contacted to arrange meetings for clients on 30 November, 2 and 6 December 2022, and followed up on 4 January 2023. Response received from land agent on 5 January 2023. Meeting held on 2 February 2023 to provide an update on the scheme. Meeting held with land agent on 27 March 2023 to discuss the updated Heads of Terms. Updated Heads of Terms were sent to the landowner and agent on 31 March 2023. Further to the meeting on 27 March 2023, the Applicant issued a response to the landowner's agent on 27 April 2023 providing an update on the key points relating to the Heads of Terms. Meeting arranged and held on 5 May 2023. The Applicant has been frequently requesting meetings with the landowner's agent to discuss the Heads of Terms - the Applicant is still awaiting confirmation from the landowner's agent on availability. A further follow up in this regard was sent on 18 May 2023. An email was received from the land agent on 23 May 2023 but did not provide a response to the Applicant's request for engagement or further meetings. Update meeting held with the landowners agent on 12 June 2023 to discuss Heads of Terms. Call made to landowner's agent on 23 June 2023 to discuss Heads of Terms. Email sent to landowner's agent on 30 June 2023 requesting a meeting week commencing 3 July 2023 to discuss Heads of Terms. Further email sent to land agent on 11 July 2023 requesting availability for client meetings to further discuss Heads of Terms as no response received to email on 30 June 2023. The Applicant held a meeting with the landowners agent on 20 July 2023 to discuss the Heads of Terms and provide an update on the project. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. Further to recent engagement with the landowners agent on 23 June 2023, The Applicant issued updated Head of Terms on 1 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. The Applicant sent an email to the landowner's agent on 21 August 2023 requesting a meeting to discuss the updated commercial offer within the latest Heads of Terms issued on 1 August 2023. The Applicant received a response from the landowner's agent on 22 August 2023 advising they do not wish to have any further meetings until the commercial offerings are further increased and that they will not be taking any steps to move forward unless the commercial offer is increased again. The Applicant responded on 30 August 2023 to express their disappointment that the landowners' agent did not wish to further engage. The Applicant also re-iterated that the uplifted commercial offering in place reflects recent comparable land transactions, is considered by the Applicant's advisors to be a fair reflection of the current open market value of the land, and no further increases are proposed. A further response was then received on 31 August 2023 from the landowner's agent clarifying that they would continue to engage with the Applicant. The Applicant responded to the landowner's agent on 31 August 2023 reconfirming their position on the commercial offering. The Applicant will seek to meet with the landowner's agent in order to try and resolve this matter. The Applicant received a response from the landowner's agent on 5 September 2023 advising they would be willing to meet for a meaningful discussion. The Applicant responded on 8 September 2023 and provided further evidence of recent comparable market transactions and requested a meeting to discuss the Heads of Terms. The Applicant met with the landowner's agent on 11 September 2023 and provided a general project update in terms of examination timescales and progress. Further emails were exchanged prior to this meeting. The Applicant also had a conversation with the landowner on 11 September 2023. The landowner's agent called the Applicant on 12 September 2023 to request the landowner's uplifted Heads of Terms be sent to two of their colleagues - the Applicant emailed the Heads of Terms on 13 September 2023. The Applicant sent a further email on 20 September 2023 requesting availability for a meeting to have a further discussion on the Heads of Terms, in particular regarding recent comparable market transactions. Negotiations on signing Heads of Terms are ongoing.</p>	N	Discussions ongoing. Issues relate to lack of engagement and large compound on land, experience of reinstatement from GI works and impact on soil structure	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner	
							12-07	CA(SS)	Pipeline	N/A							
							12-11	CA(SS)	Pipeline	N/A							
							12-13	TP	Construction compound	Full construction programme							
							12-14	CA(SS)	Pipeline	N/A							
							12-15	TP	Construction compound	Full construction programme							
							12-17	TP	Construction compound	Full construction programme							
							12-19	CA(SS)	Pipeline	N/A							

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85	John Wrench		031		REP4-283	1	14-11	CA(R)	Access to pipeline	N/A	Y	N	Negotiations commenced September 2022. A letter was issued on 23 September 2022 to highlight to tenants that Heads of Terms had been shared with landowners and to encourage and facilitate engagement for an agreement. Meeting with land agent on 5 October 2022 to discuss Heads of Terms and provide comments. Call made to land agent to discuss proposed change to Order limits. Requested site meeting with land agent on 9 November 2022. Updated Heads of Terms were sent to the tenant and agent on 20 March 2023. Meeting held with land agent on 27 March 2023 to discuss the updated Heads of Terms. Email correspondence between the Applicant and the tenant's landlord on 8 April 2023 to organise a meeting for the 19 April 2023. A meeting was held with the tenant's landlord on 19 April 2023 to provide an update on the project and discuss the project requirements. Site visit undertaken on 20 April 2023 to provide an update. Site visit held on 26 May 2023 to provide a project update. Site visit held on 12 June 2023 to undertake a farm impact assessment. Email sent to the tenant's landlord on 16 June 2023 requesting a further meeting to discuss Heads of Terms. Meeting held on 23 June 2023 with landlord's land agent to discuss Heads of Terms. Email sent to the landowner's land agent on 30 June 2023 requesting a meeting week commencing 3 July 2023 to discuss Heads of Terms. Further email sent by the Applicant on 4 July 2023 to landowner's agent requesting an update on Heads of Terms, and response received on 5 July 2023. Updated Heads of Terms issued to the tenant's landlord on 18 July 2023. Further to recent engagement with the landowner's agent on 23 June 2023, the Applicant issued updated Head of Terms on 1 August 2023 and 7 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. The Applicant sent a follow up email on 29 August 2023 to the landowner's agent requesting an update on the Heads of Terms. The Applicant received a response on 29 August 2023 from the landowner's agent advising they would not be proceeding with the signature of these Heads of Terms at present. The Applicant sent an email to the landowner's agent on 30 August regarding the Heads of Terms following up from a telephone call on the same day. The Applicant intends to meet with the landowner's agent to further discuss matters with the hope of closing out all remaining points before the end of examination. The Applicant sent an email to landowner's agent on 5 September 2023. The agent replied stating they are happy to meet. A date is set to be arranged. The Applicant attempted to phone the landowner on 8 September 2023 and left a voicemail. The Applicant tried to call the tenant's landlord's agent on 14 and 19 September 2023 to arrange a meeting. The agent was not available on either occasion, so a message was left with their secretary. The Applicant is continuing to chase in order to arrange a meeting. Negotiations on signing the updated Heads of Terms are ongoing.	N	Discussions ongoing. Issues relate to line of pipeline, easement width and Option area, Heads of Terms, accommodation works, health concerns, blight, drainage and soil fertility, insurance, proximity of farm buildings and removal of land for compound affecting dairy herd etc.	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							14-14	TP	Construction compound	Full construction programme						
							14-14a	CA(R)	Access to pipeline	N/A						
							14-20	CA(R)	Access to pipeline	N/A						
							14-21	CA(R)	Access to pipeline	N/A						
							14-22	CA(R)	Access to pipeline	N/A						
							14-26	TP	Working area	Full construction programme						
							14-28	CA(SS)	Pipeline	N/A						
							14-30	CA(SS)	Pipeline	N/A						
							14-30a	TP	Access to pipeline	Full construction programme						
							15-01	CA(SS)	Pipeline	N/A						
							15-01a	TP	Access to pipeline	Full construction programme						
							15-02	TP	Working area	Full construction programme						
15-02a	CA(R)	Access to pipeline	N/A													
86	John Russell Wyn Brown					1	12-21	CA(R)	Access to pipeline	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. Meeting held on site on 14 April 2022 to discuss the project requirements, including the access over Deeside Lane. Landowner flagged concerns over the bridge at this stage, and called following receipt of the Heads of Terms on 27 July 2022 requesting a further discussion on the bridge issue, requesting a commitment for structural survey prior to works. This is currently being considered and negotiations are ongoing. An email was issued on 30 September 2022, issuing an amended plan. Communication on 6 October 2022 confirming that the landowner's bridge can be surveyed prior to works. Meeting held on 11 October 2022 to provide project update. Heads of Terms were reissued electronically on 2 November 2022 and reissued again with an updated plan on 11 November 2022. Updated Heads of Terms were sent to the landowner on 31 March 2023. Call with landowner on 19 April 2023 who raised some queries on the Heads of Terms and landowner confirmed that an email would be sent detailing these. Follow up call to landowner for comments on Heads of Terms was made on 23 May 2023 and similar queries were raised. Landowner to provide further information on perceived losses to business due to Scheme. Follow up call with the landowner on 8 June 2023 to provide a further update. Follow up email sent to landowner on 12 July 2023. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. The Applicant issued updated Head of Terms on 1 August 2023 to the landowner providing a further uplift on its commercial offer. Attempted call made to the landowner, and email sent to arrange a meeting to discuss updated Heads of Terms on 29 August 2023. Follow up emails were sent to the landowner on 7 and 19 September 2023. The Applicant is committed to continued engagement with the landowner, with the aim to further resolve the landowner's remaining objections, however some distance between the parties remain.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							13-01	CA(R)	Access to pipeline	N/A						
							13-02	CA(R)	Access to pipeline	N/A						
							13-03	CA(R)	Access to pipeline	N/A						
							13-04	CA(R)	Access to pipeline	N/A						
							13-05	CA(R)	Access to pipeline	N/A						
							13-06	CA(R)	Access to pipeline	N/A						
							13-10	CA(R)	Access to pipeline	N/A						
							13-11	CA(R)	Access to pipeline	N/A						
							13-12	CA(SS)	Pipeline	N/A						
							13-13	TP	Construction access only	Full construction programme						
							13-15	TP	Construction access only	Full construction programme						
							13-17	TP	Construction access only	Full construction programme						
							13-18	TP	Construction access only	Full construction programme						
							14-02	TP	Construction access only	Full construction programme						
14-03	TP	Construction access only	Full construction programme													

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87	Jonathan Brown, Maria Brown and Tim Brown					1	17-13	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced September 2022. A letter was issued on 23 September 2022 to highlight to tenants that Heads of Terms had been shared with landowners and to encourage and facilitate engagement for an agreement. Followed up to confirm receipt on 23 November 2022. Site meeting on 1 March 2023 provided a project update. Updated Heads of Terms were sent to the tenant and agent on 20 March 2023. Email sent on 30 June 2023 offering opportunity for a virtual meeting. Chaser email sent on 14 July 2023 requesting availability for a Teams meeting to provide project update. The Applicant issued updated Head of Terms on 1 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. Applicant sent another chaser email to the tenant on 21 August 2023 offering the opportunity for a Teams meeting to provide an update on the project. Email sent to the landowner's agent on 3 September 2023 to request confirmation that the uplifted commercials have been discussed with their client and if there is a realistic chance these will be signed before the close of examination on 20 September 2023. A further email was sent to the tenant on 8 September 2023, as no response had been received from the previous email. Negotiations on signing the updated Heads of Terms are ongoing.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner	
						17-15	CA(SS)	Pipeline	N/A								
						17-16	TP	Working area	Full construction programme								
						17-17	CA(R)	Access to pipeline	N/A								
						17-18	CA(R)	Access to pipeline	N/A								
						17-19	CA(R)	Access to pipeline	N/A								
						17-20	CA(SS)	Pipeline	N/A								
						17-21	CA(L)	Mitigation	N/A								

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88	Julie Charlotte and Renny Hamer					1	5-14	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. Telephone call with landowner on 11 August 2022, who stated that the family are not willing to sign Heads of Terms and are against the project. A follow up call on 7 September 2022 confirmed that the issues related to the inclusion of residential property within the option area and pipeline on the land, and a site meeting was agreed. Site meeting held on 12 September 2022 to discuss the route of the pipeline with residential property removed. Key remaining issue relates to the consideration payment and land value, which is currently being considered and negotiations are ongoing. A further letter was issued on 30 September 2022 to remove a residential property from the Order Limits. Land agent was contacted to arrange meetings for clients on 30 November, 2 and 6 December 2022, and followed up on 4 January 2023. Response received from land agent on 5 January 2023. Meeting held on 23 January 2023 to provide an update on the scheme. Updated Heads of Terms were sent to the landowner and agent on 15 March 2023. Meeting held with land agent on 27 March 2023 to discuss the updated Heads of Terms. Further to the meeting on 27 March 2023, the Applicant issued a response to the landowners' agent on 27 April 2023 providing an update on the key points relating to the Heads of Terms. Meeting arranged and held on 5 May 2023. The Applicant has been frequently requesting meetings with the landowner's agent to discuss the Heads of Terms - the Applicant is still awaiting confirmation from the landowners' agent on availability. A further follow up in this regard was sent on 18 May 2023. An email was received from the land agent on 23 May 2023 but did not provide a response to the Applicant's request for engagement or further meetings. Update meeting held with the landowners agent on 12 June 2023 to discuss Heads of Terms. Call made to landowners' agent on 23 June 2023 to discuss Heads of Terms. Email sent to landowners' agent on 30 June 2023 requesting a meeting week commencing 3 July 2023 to discuss Heads of Terms. Further email sent to land agent on 11 July 2023 requesting availability for client meetings to further discuss Heads of Terms as no response received to email on 30 June 2023. The Applicant held a meeting with the landowners agent on 20 July 2023 to discuss the Heads of Terms and provide an update on the project. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. Further to recent engagement with the landowners agent on 20 July 2023, The Applicant issued updated Head of Terms on 1 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. The Applicant sent an email to the landowner's agent on 21 August 2023 requesting a meeting to discuss the updated commercial offer within the latest Heads of Terms issued on 1 August 2023. The Applicant received a response from the landowner's agent on 22 August 2023 advising they do not wish to have any further meetings until the commercial offerings are further increased and that they will not be taking any steps to move forward unless the commercial offer is increased again. The Applicant responded on 30 August 2023 to express their disappointment that the landowners' agent did not wish to further engage. The Applicant also re-iterated that the uplifted commercial offering in place reflects recent comparable land transactions, is considered by the Applicant's advisors to be a fair reflection of the current open market value of the land, and no further increases are proposed. A further response was then received on 31 August 2023 from the landowner's agent clarifying that they would continue to engage with the Applicant. The Applicant responded to the landowner's agent on 31 August 2023 reconfirming their position on the commercial offering. The Applicant will seek to meet with the landowner's agent in order to try and resolve this matter. The Applicant received a response from the landowner's agent on 5 September 2023 advising they would be willing to meet for a meaningful discussion. The Applicant responded on 8 September 2023 and provided further evidence of recent comparable market transactions and requested a meeting to discuss the Heads of Terms. The Applicant met with the landowner's agent on 11 September 2023 and provided a general project update in terms of examination timescales and progress. Further emails were exchanged prior to this meeting. The landowner's agent called the Applicant on 12 September 2023 to request the landowner's uplifted Heads of Terms be sent to two of their colleagues - the Applicant emailed the Heads of Terms on 13 September 2023. The Applicant sent a further email on 20 September 2023 requesting availability for a meeting to have a further discussion on the Heads of Terms, in particular regarding recent comparable market transactions. Negotiations on signing Heads of Terms are ongoing.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							5-15	CA(SS)	Pipeline	N/A						

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89	Keith Nixon Garner					1	16-03 16-04	CA(SS) CA(SS)	Pipeline Pipeline	N/A N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. Heads of Terms were agreed and returned on 15 July 2022. Updated Heads of Terms were sent to the landowner and agent on 15 March 2023. Heads of Terms were agreed and returned on 13 April 2023. The Applicant held a meeting with the landowners agent on 20 July 2023 to discuss the Heads of Terms and provide an update on the project. A letter notifying the landowner of an uplift to the commercial agreement was sent on 18 August 2023.	Y	None received	Heads of Terms signed. Agreement to be completed in due course.
90	Lesley Alexandra Thomas and Christopher Bernard Thomas Tenant: 1) John Davies Jones 2) Edward Gerring Booker					1	20-25 20-27 20-29	CA(SS) CA(SS) CA(SS)	Pipeline Pipeline Pipeline	N/A N/A N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. Follow up calls were made with confirmation that the Heads of Terms had been passed to the land agent. Comments have been provided on a number of clauses on the Heads of Terms provided by land agent. A meeting is in the process of being arranged with the land agent to discuss the feedback received. A further letter was issued on 23 September 2022 to highlight to tenants that Heads of Terms had been shared with landowners and to encourage and facilitate engagement for an agreement. Call held with land agent on 7 November 2022 to discuss the Heads of Terms. A voicemail was left with the land agent to request meeting on 10 November 2022. Land agent provided comments and confirmed them by email on 14 November 2022. Land agent was contacted to request a meeting on 2 December 2022, and followed up on 10 January 2023. Meeting held on 17 January 2023 to provide an update on the scheme. Updated Heads of Terms were sent to the landowner and agent on 15 March 2023. Meeting held with land agent on 30 March 2023 to discuss the updated Heads of Terms. Meeting arranged and held on 9 May 2023. Email to land agent on 16 June 2023 asking for availabilities for a virtual meeting to receive feedback on revised Heads of Terms. Follow up calls and voice messages left to land agent on 19 and 23 June 2023, requesting availability for client Heads of Terms meetings. Email sent to landowners' agent on 30 June 2023 requesting a meeting week commencing 3 July 2023 to discuss Heads of Terms. Further email sent to landowner's agent on 12 July 2023 requesting availability for a meeting week commencing 17 July 2023. Response received from landowner's agent on 12 July 2023, to which the Applicant responded and a meeting has been arranged for 20 July 2023. The Applicant held a meeting with the landowners agent on 20 July 2023 to discuss the Heads of Terms and provide an update on the project. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. Further to recent engagement with the landowners agent on 20 July 2023, The Applicant issued updated Head of Terms on 1 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. An email was sent to the landowner's land agent to request comparables on 7 August 2023. An email was received from the land agent on 11 August 2023. A further email was sent to the land agent on 29 August 2023. The Applicant sent an email to the landowners agent on 4 September 2023 to offer a project update meeting and to discuss any matters relating to the Heads of Terms in order to progress matters before the close of examination. The Applicant did not receive a response to the email sent on 3 September 2023, so the Applicant sent a further email requesting a response on 20 September 2023. Negotiations on signing the updated Heads of Terms are ongoing.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner

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91	Lisa Jane Millington					1	17-36 17-37 17-38	CA(SS) TP TP	Pipeline Working area Working area	N/A Full construction programme Full construction programme	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. A follow up with the landowner on 11 August 2022 confirmed that the Lane End Development is expecting an outcome to its planning permission and that Heads of Terms confirmed to have been sent to Lane End Developers on 11 August 2022. Currently awaiting an outcome to the planning permission (expected later in 2022) and will continue negotiations once confirmed. An email was sent on 29 September 2022, advising of an additional plot to be included in the Heads of Terms. A Heads of Terms pack was issued on 7 November 2022 with updated plan. Email sent to landowner on 3 January 2023 confirming a project update. Updated Heads of Terms were sent to the landowner and agent on 15 March 2023. In a call on 12 April 2023 the landowner confirmed receipt of the new Heads of Terms and that they were under consideration. Follow up call was made to landowner on 23 May 2023 to discuss project updates and Heads of Terms. The developer of the land on 6 June 2023 confirmed they are now looking to represent the landowner going forward. The Applicant sent a follow up email requesting comments on Heads of Terms on 14 June 2023. Landowner emailed on 19 June 2023 that meeting is to be held the same week with the developer to discuss next steps with developmental plans. The Applicant confirmed that the developer will be consulted with going forward. Follow up email sent to the developer on 14 July 2023 to offer a meeting week commencing 17 July 2023 to discuss the progress of the project. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. The Applicant issued updated Head of Terms on 1 August 2023 to the landowner providing a further uplift on its commercial offer. Email to developer with an electronic copy of the revised Heads of Terms on 21 August 2023. Email from the developer on 24 August 2023, confirming that a new land agent is to be appointed to act on behalf of the landowner. The Applicant is awaiting written confirmation of the appointed land agent representative. Chaser email sent to the developer on 12 September 2023 asking for confirmation of appointed land agent. Negotiations on signing the updated Heads of Terms are ongoing.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
92	M.B. Building Company Limited					1	18-26 18-27	CA(SS) CA(SS)	Pipeline Pipeline	N/A N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. Follow up calls made to confirm receipt of Heads of Terms on 26 July 2022, 11 August 2022 and confirmed on 24 August 2022 that the Heads of Terms documentation had been sent onto the landowner's solicitor. Landowner is seeking a response from their solicitor before proceeding with any site meetings. A further follow up was carried out on 14 September to query if any response had been received from solicitor. Currently awaiting feedback from landowner's solicitor. Further follow ups made on 7 October 2022 to query if comments or meeting required to discuss the Heads of Terms. Confirmation received on 27 October 2022 that they had considered the terms and were willing to sign and return the Heads of Terms. Emails sent to chase the returned documents on 16 November and 9 December 2022, and 11 and 25 January 2023. Updated Heads of Terms were sent to the landowner on 15 March 2023. The updated Heads of Terms were agreed and returned on 13 April 2023. A letter notifying the landowner of an uplift to the commercial agreement was sent on 18 August 2023.	Y	None received	Heads of Terms signed. Agreement to be completed in due course.

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93	Matthew James McGhee					1	8-05 8-06 8-07 8-08	CA(SS) TP CA(SS) TP	Pipeline Working area Pipeline Working area	N/A Full construction programme N/A Full construction programme	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022. Meeting held on site on 13 June 2022, to discuss project and trenched pipeline crossing requirements. Concerns raised regarding the potential for impact at the surface on equestrian business. Heads of Terms for pipeline issued on 9 July 2022. Landowner confirmed receipt of the Heads of Terms on 27 July 2022 and noted a meeting was arranged with land agent on 12 August 2022. Meeting held on 12 August 2022, regarding the effect on the project on business and Heads of Terms. Comments have been provided on a number of clauses on the Heads of Terms provided by land agent. Meeting held with land agent for all associated clients on 14 September 2022. Key issues related to lift and shift clauses, consideration payments and professional fees. Land agent was contacted to arrange meetings for clients on 30 November, 2 and 6 December 2022, and followed up on 4 January 2023. Response received from land agent on 5 January 2023. Meeting held on 2 February 2023 to provide an update on the scheme. Updated Heads of Terms were sent to the landowner and agent on 15 March 2023. Meeting held with land agent on 27 March 2023 to discuss the updated Heads of Terms. Further to the meeting on 27 March 2023, the Applicant issued a response to the landowner's agent on 27 April 2023 providing an update on the key points relating to the Heads of Terms. Meeting arranged and held on 5 May 2023. The Applicant has been frequently requesting meetings with the landowner's agent to discuss the Heads of Terms - the Applicant is still awaiting confirmation from the landowner's agent on availability. A further follow up in this regard was sent on 18 May 2023. An email was received from the land agent on 23 May 2023 but did not provide a response to the Applicant's request for engagement or further meetings. Update meeting held with the landowner's agent on 12 June 2023 to discuss Heads of Terms. Call made to landowner's agent on 23 June 2023 to discuss Heads of Terms. Email sent to landowner's agent on 30 June 2023 requesting a meeting week commencing 3 July 2023 to discuss Heads of Terms. Further email sent to land agent on 11 July 2023 requesting availability for client meetings to further discuss Heads of Terms as no response received to email on 30 June 2023. The Applicant held a meeting with the landowners agent on 20 July 2023 to discuss the Heads of Terms and provide an update on the project. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. Further to recent engagement with the landowners agent on 20 July 2023, The Applicant issued updated Head of Terms on 1 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. The Applicant sent an email to the landowner's agent on 21 August 2023 requesting a meeting to discuss the updated commercial offer within the latest Heads of Terms issued on 1 August 2023. The Applicant received a response from the landowner's agent on 22 August 2023 advising they do not wish to have any further meetings until the commercial offerings are further increased and that they will not be taking any steps to move forward unless the commercial offer is increased again. The Applicant responded on 30 August 2023 to express their disappointment that the landowners' agent did not wish to further engage. The Applicant also re-iterated that the uplifted commercial offering in place reflects recent comparable land transactions, is considered by the Applicant's advisors to be a fair reflection of the current open market value of the land, and no further increases are proposed. A further response was then received on 31 August 2023 from the landowner's agent clarifying that they would continue to engage with the Applicant. The Applicant responded to the landowner's agent on 31 August 2023 reconfirming their position on the commercial offering. The Applicant will seek to meet with the landowner's agent in order to try and resolve this matter. The Applicant received a response from the landowner's agent on 5 September 2023 advising they would be willing to meet for a meaningful discussion. The Applicant responded on 8 September 2023 and provided further evidence of recent comparable market transactions and requested a meeting to discuss the Heads of Terms. The Applicant met with the landowner's agent on 11 September 2023 and provided a general project update in terms of examination timescales and progress. Further emails were exchanged prior to this meeting. The landowner's agent called the Applicant on 12 September 2023 to request the landowner's uplifted Heads of Terms be sent to two of their colleagues - the Applicant emailed the Heads of Terms on 13 September 2023. The Applicant sent a further email on 20 September 2023 requesting availability for a meeting to have a further discussion on the Heads of Terms, in particular regarding recent comparable market transactions. Negotiations on signing Heads of Terms are ongoing.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner

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94	Michael Anthony Jones, Sarah Margaret Jones and Thomas Benjamin Jones		047			1	10-08	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. Follow up calls were made with confirmation that the Heads of Terms had been passed to the land agent. Meeting held with land agent for all associated clients on 15 September 2022 to discuss Heads of Terms. Key issues related to consideration payments and professional fees. Land agent was contacted to arrange meetings for clients on 2 December 2022, and followed up on 7 December 2022 where land agent provided comments on Heads of Terms and confirmed wish for meeting to discuss project for his clients. Meeting arranged and held on 5 January 2023 to provide project update. Updated Heads of Terms were sent to the tenant and agent on 15 March 2023. Meeting held with land agent on 27 March 2023 to discuss the updated Heads of Terms. Request received from land agent on 6 April 2023 for a meeting. Meeting arranged on 5 May 2023 but then postponed at the request of land agent. Follow up calls made to land agent on 12 and 22 May 2023 to rearrange meeting. Update meeting held with the landowners agent on 2 June 2023 to discuss Heads of Terms. Following the meeting on 2 June, the Applicant provided a further update to the points discussed on 6 June 2023. Email sent to the landowners land agent on 30 June 2023 requesting a meeting week commencing 3 July 2023 to discuss Heads of Terms. Response received from land agent on 10 July providing availability for a meeting to discuss Heads of Terms. The Applicant replied on 11 July offering availability for a meeting on week commencing 17 July 2023. Response received from landowner's agent on 12 July 2023 confirming availability for a meeting on 20 July 2023. The Applicant responded on 14 July 2023 to confirm the meeting date. The Applicant held a meeting with the landowners agent on 20 July 2023 to discuss the Heads of Terms and provide an update on the project. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. Further to recent engagement with the landowners agent on 20 July 2023, The Applicant issued updated Head of Terms on 1 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. A meeting was held with the landowner's agent on 11 August 2023 to provide a general project update. A further call was made to the landowner's agent on 1 September 2023. The Applicant sent an email to the landowners agent on 4 September 2023 requesting an update on the Heads of Terms and if these could be agreed based on the uplifted commercial offering. The Applicant did not receive a response to the email sent on 4 September 2023, so the Applicant sent a further email requesting a response on 20 September 2023. Negotiations on signing the updated Heads of Terms are ongoing.	N	Discussions ongoing	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							10-10	CA(SS)	Pipeline	N/A						
							10-12	CA(SS)	Pipeline	N/A						
							10-14	TP	Working area	Full construction programme						
							10-18	CA(SS)	Pipeline	N/A						
							10-17	TP	Working area	Full construction programme						
							10-19	TP	Working area	Full construction programme						
							11-01	TP	Working area	Full construction programme						
							11-02	TP	Working area	Full construction programme						
							11-03	CA(L)	Mollington BVS	N/A						
							11-05	CA(SS)	Pipeline	N/A						
11-06	CA(SS)	Pipeline	N/A													
95	Michael David Johnson					1	36-01	CA(SS)	Existing pipeline (no works required)	N/A	Y	N	Negotiations commenced September 2022. Engagement letter requesting information about existing lease and identifying requirement for an agreement sent on 23 September 2022. Update provided in a call on 23 May 2023 to confirm documents will be issued shortly. The Applicant's land agent discussed the replacement lease with the landowner in late July. Replacement lease being issued to landowner for signing imminently. A meeting is planned on 13 September 2023 to review the position. The landowner signed the replacement lease on 13 September. The Applicant will sign the replacement lease once it has been received from the lawyers.	N	None received	Ongoing discussions and meetings.

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96	Michael Richard Harley and Sarah Harley		074			1	5-13	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. Comments have been provided on a number of clauses on the Heads of Terms provided by land agent. Meeting held with land agent for all associated clients on 14 September 2022. Key issues related to lift and shift clauses, consideration payments and professional fees. A further Heads of Terms agreement was issued on 23 September 2022 for mitigation land. An email was sent on 30 September 2022, advising of an additional plot to be included in the Heads of Terms. Land agent was contacted to arrange meetings for clients on 30 November, 2 and 6 December 2022, and followed up on 4 January 2023. Response received from land agent on 5 January 2023. Meeting held on 15 February 2023 to provide an update on the scheme. Meeting held with land agent on 27 March 2023 to discuss the updated Heads of Terms. Updated Heads of Terms were sent to the landowner and agent on 31 March 2023. Further to the meeting on 27 March 2023, the Applicant issued a response to the landowners' agent on 27 April 2023 providing an update on the key points relating to the Heads of Terms. Further updated Heads of Terms for pipeline issued to landowner and agent on 28 April 2023. Meeting arranged and held on 5 May 2023. The Applicant has been frequently requesting meetings with the landowners' agent to discuss the Heads of Terms - the Applicant is still awaiting confirmation from the landowners' agent on availability. A further follow up in this regard was sent on 18 May 2023. An email was received from the land agent on 23 May 2023 but did not provide a response to the Applicant's request for engagement or further meetings. Update meeting held with the landowners' agent on 12 June 2023 to discuss Heads of Terms. Call made to landowners' agent on 23 June 2023 to discuss Heads of Terms. Email sent to landowners' agent on 30 June 2023 requesting a meeting week commencing 3 July 2023 to discuss Heads of Terms. Further email sent to land agent on 11 July 2023 requesting availability for client meetings to further discuss Heads of Terms as no response received to email on 30 June 2023. The Applicant held a meeting with the landowners agent on 20 July 2023 to discuss the Heads of Terms and provide an update on the project. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. Further to recent engagement with the landowners agent on 20 July 2023, The Applicant issued updated Head of Terms on 1 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. The Applicant sent an email to the landowner's agent on 21 August 2023 requesting a meeting to discuss the updated commercial offer within the latest Heads of Terms issued on 1 August 2023. The Applicant received a response from the landowner's agent on 22 August 2023 advising they do not wish to have any further meetings until the commercial offerings are further increased and that they will not be taking any steps to move forward unless the commercial offer is increased again. The Applicant responded on 30 August 2023 to express their disappointment that the landowners' agent did not wish to further engage. The Applicant also reiterated that the uplifted commercial offering in place reflects recent comparable land transactions, is considered by the Applicant's advisors to be a fair reflection of the current open market value of the land, and no further increases are proposed. A further response was then received on 31 August 2023 from the landowner's agent clarifying that they would continue to engage with the Applicant. The Applicant responded to the landowner's agent on 31 August 2023 reconfirming their position on the commercial offering. The Applicant will seek to meet with the landowner's agent in order to try and resolve this matter. The Applicant received a response from the landowner's agent on 5 September 2023 advising they would be willing to meet for a meaningful discussion. The Applicant responded on 8 September 2023 and provided further evidence of recent comparable market transactions and requested a meeting to discuss the Heads of Terms. The Applicant met with the landowner's agent on 11 September 2023 and provided a general project update in terms of examination timescales and progress. Further emails were exchanged prior to this meeting. The landowner's agent called the Applicant on 12 September 2023 to request the landowner's uplifted Heads of Terms be sent to two of their colleagues - the Applicant emailed the Heads of Terms on 13 September 2023. The Applicant sent a further email on 20 September 2023 requesting availability for a meeting to have a further discussion on the Heads of Terms, in particular regarding recent comparable market transactions. Negotiations on signing Heads of Terms are ongoing.	N	Discussions ongoing. Issues relate to line of pipeline, easement width and Option area, Heads of Terms, accommodation works, health concerns, blight etc.	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							5-14	CA(SS)	Pipeline	N/A						
							5-16	CA(SS)	Pipeline	N/A						
							5-17	CA(SS)	Pipeline	N/A						
							5-18	CA(L)	Mitigation	N/A						
5-19	TP	Working area	Full construction programme													
5-20	CA(SS)	Pipeline	N/A													

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97	Michelle Elford					1	17-28	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. Voicemail left on 27 July 2022 to check receipt of the Heads of Terms, to which the landowner's partner responded on 28 July 2022. Further attempts to follow up were made on 29 July 2022, 11 August 2022, 25 August 2022, to which it was confirmed that the landowner is seeking legal representation. A follow up on 14 September 2022 queried if the legal representation had been arranged and to offer a meeting. Follow ups and support was provided to help the landowner find a representative which was confirmed on 15 November 2022. Land agent was contacted to arrange meetings for clients on 2 December 2022, and followed up on 7 December 2022 where land agent provided comments on Heads of Terms and confirmed wish for meeting to discuss project for his clients. Meeting arranged and held on 5 January 2023 to provide project update. Updated Heads of Terms were sent to the landowner and agent on 15 March 2023. Meeting held with land agent on 27 March 2023 to discuss the updated Heads of Terms. Request received from land agent on 6 April 2023 for a meeting. Meeting arranged on 5 May 2023 but then postponed at the request of land agent. Follow up calls made to land agent on 12 and 22 May 2023 to rearrange meeting. Update meeting held with the landowner's agent on 2 June 2023 to discuss Heads of Terms. Following the meeting on 2 June, the Applicant provided a further update to the points discussed on 6 June 2023. Email sent to the landowner's land agent on 30 June 2023 requesting a meeting week commencing 3 July 2023 to discuss Heads of Terms. Response received from land agent on 10 July providing availability for a meeting to discuss Heads of Terms. The Applicant replied on 11 July offering availability for a meeting on week commencing 17 July 2023. Response received from land agent on 10 July providing availability for a meeting to discuss Heads of Terms. The Applicant replied on 11 July offering availability for a meeting on week commencing 17 July 2023. Response received from landowner's agent on 12 July 2023 confirming availability for a meeting on 20 July 2023. The Applicant responded on 14 July 2023 to confirm the meeting date. The Applicant held a meeting with the landowners agent on 20 July 2023 to discuss the Heads of Terms and provide an update on the project. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. Further to recent engagement with the landowners agent on 14 July 2023, The Applicant issued updated Head of Terms on 1 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. A meeting was held with the landowner's agent on 11 August 2023 to provide a general project update. A further call was made to the landowner's agent on 1 September 2023. The Applicant sent an email to the landowner's agent on 4 September 2023 providing an update on the Heads of Terms whilst advising a further response would be provided relating to hope value of the land. The Applicant did not receive a response to the email sent on 4 September 2023, so the Applicant sent a further email requesting a response on 20 September 2023. Negotiations on signing the updated Heads of Terms are ongoing.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner

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98	National Highways Limited		64	REP1-069	PDA-007, REP1-068, REP2-049, REP4-290, REP5-050 & 051, REP6-047-049, REP6A-023, REP7-316, REP8-046	1	2-02	TP	Working area	Full construction programme	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 5 September 2022. Emailed Land Services department to check receipt of Heads of Terms on 21 September 2022. Member of the Property Services department asked to be sent an electronic copy, which was issued on 21 September 2022. Request received from Land Enquiries team on 26 September 2022 requesting information about affected Land Registry titles, which were provided on 6 October 2022. Request from Land Enquiries team on 13 October 2022 for Heads of Terms to be resent, which were reissued by email on 14 October 2022. Emailed Land Enquiries team requesting feedback or availability for meeting on 24 October, 4 and 18 November 2022. Landowner confirmed the Heads of Terms had been passed to the Estates Sales team to review. Follow ups were made on 9 and 14 December 2022, to which it was confirmed the Heads of Terms had been passed to the NRSWA team. Follow ups were made to the NRSWA team on 12 and 27 January 2023, to which a response was received on 30 January 2023. Call received on 1 February 2023 from Road Spaces team asking for more information relating to the works. Meeting arranged and held on 7 February 2023 to discuss Heads of Terms and Statement of Common Ground. It was agreed that further discussions would take place regarding an acceptable land agreement. Updated Heads of Terms were sent to the landowner and agent on 6 April 2023. Negotiations on signing the updated Heads of Terms are ongoing. Further teams meeting on the 12 April 2023 with the landowner to discuss their ownership of plots which may need to be altered. Updated SoCG sent to National Highways on 2 May 2023. An email was sent on 9 May 2023, confirming the address to which the Heads of Terms had been sent. Meeting held with the landowner on 9 June 2023 to discuss the Heads of Terms. Teams meeting to discuss Heads of Terms undertaken on 23 June 2023 and a further teams meeting undertaken on 30 June 2023. A further call to discuss plot interests has been arranged for 4 July 2023. Meeting held on 4 July 2023 to discuss plot interests. Further to call on 4 July 2023 a follow up email was received on 5 July 2023 to which the Applicant responded providing a further update on 6 July 2023. The Applicant held a further call on 7 July 2023 and The applicant sent a follow up email on 11 July 2023. The Applicant sent a further email on 13 July 2023 regarding the SoCG to which a response was received on 13 July 2023. Landowner confirmed on 18 July 2023 that a land agent has been appointed to act on their behalf. The Applicant issued updated Head of Terms on 25 July 2023 to the landowner providing a further uplift on its commercial offer. The Applicant and the landowner had a teams call on 4 August 2023 to discuss Heads of Terms and a further teams call was held between the parties on 18 August 2023. An electronic copy of the revised Heads of Terms was sent to the landowner's agent on 21 August 2023, and offering the opportunity for a follow up meeting. The Applicant and the landowner held a further teams meeting on 1 September 2023 and agreed they would aim to have heads of terms signed before the close of examination. The Applicant issued the draft option and lease, along with Heads of Terms to the landowner's solicitors on 8 September 2023. A follow up call was also held with the party's solicitors on 8 September 2023. Negotiations are ongoing.	N	Discussions ongoing. Issues relate to the compulsory acquisition of land	Ongoing discussions and meetings. The Applicant believes Heads of Terms are close to being agreed.
							2-03	CA(SS)	Pipeline	N/A						
							2-05	CA(SS)	Pipeline	N/A						
							2-06	TP	Construction access only	Full construction programme						
							2-07	TP	Working area	Full construction programme						
							2-09	CA(SS)	Pipeline	N/A						
							2-10	CA(SS)	Pipeline	N/A						
							2-14	CA(SS)	Pipeline	N/A						
							4-20	CA(SS)	Pipeline	N/A						
							5-01	CA(L)	Mitigation	N/A						
							5-02	CA(SS)	Pipeline	N/A						
							5-03	TP	Working area	Full construction programme						
							5-04	TP	Access to pipeline	Full construction						
							5-05	CA(SS)	Pipeline	N/A						
							5-06	CA(SS)	Pipeline	N/A						
							5-09	CA(SS)	Pipeline	N/A						
							5-10	CA(SS)	Pipeline	N/A						
							5-12	CA(SS)	Pipeline	N/A						
							5-14	CA(SS)	Pipeline	N/A						
							5-15	CA(SS)	Pipeline	N/A						
							5-20	CA(SS)	Pipeline	N/A						
							5-22	CA(SS)	Pipeline	N/A						
							5-23	CA(SS)	Pipeline	N/A						
6-02	CA(SS)	Pipeline	N/A													
6-04	CA(SS)	Pipeline	N/A													
6-05	CA(SS)	Pipeline	N/A													
6-06	CA(L)	Mitigation	N/A													
6-07	CA(R)	Access to pipeline	N/A													
7-05	CA(SS)	Pipeline	N/A													
9-04	CA(SS)	Access to pipeline	N/A													
9-07	CA(SS)	Pipeline	N/A													
9-08	TP	Working area	Full construction programme													
9-09	CA(SS)	Pipeline	N/A													
9-10	CA(SS)	Pipeline	N/A													
9-11	TP	Working area	Full construction programme													
9-12	CA(SS)	Pipeline	N/A													
9-13	TP	Working area	Full construction programme													

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99	Natural Resources Body for Wales		066	REP1-071	AS-074, REP1-071, REP2-053, REP3-048, REP4-291, REP5-044, REP6-049, RREP6A-024, REP7-318	1	12-21	CA(R)	Access to pipeline	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. Followed up on 1 August 2022 to ensure the Heads of Terms were received, and it was confirmed that the terms were being considered. A further follow up on 08 September 2022 confirmed that the Heads of Terms were undergoing internal consultation within NRW with a response expected in the next 4 weeks. A potential concern was raised with the inclusion of a portion of the River Dee flood defence but negotiations will be ongoing once feedback is received. An email was sent on 29 September 2022, advising of additional plots to be included in the Heads of Terms. Various ad hoc updates provided between October 2022 to March 2023 regarding the ongoing internal consultation by the landowner. Updated Heads of Terms were sent to the landowner and agent on 15 March 2023. Email received from the landowner on 03 April 2023 advising they had received the updated Heads of Terms. The landowner also advised their internal consultation was continuing to progress but has not yet completed. The landowner advised they would aim to provide the Applicant with a substantive response before the end of April. Email sent to landowner requesting an update on the internal consultation and Heads of Terms on the 22 May 2023. Further email sent to the landowner on 14 June 2023 requesting a response to the email on 22 May 2023. Chaser email from the Applicant sent on 26 June 2023. Chaser emails sent by the Applicant on 6 July and 14 July 2023. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. The Applicant issued updated Head of Terms on 1 August 2023 to the landowner providing a further uplift on its commercial offer. Email sent to landowner on 21 August 2023 with electronic copy of the Heads of Terms and offering an opportunity for a follow up meeting. The Applicant sent a further chaser on 1 September and again on 18 September 2023 as no significant response or feedback has been provided on the Heads of Terms by the landowner it is therefore unlikely a voluntary agreement will be in place before the close of examination.	N	Discussions ongoing. Issues are various but no current details of any relating to compulsory acquisition of land	No significant feedback provided on the Heads of Terms to date. The Applicant remains open and committed to reaching a voluntary agreement with the landowner.
							13-01	CA(R)	Access to pipeline	N/A						
							13-02	CA(R)	Access to pipeline	N/A						
							13-03	CA(R)	Access to pipeline	N/A						
							13-04	CA(R)	Access to pipeline	N/A						
							13-05	CA(R)	Access to pipeline	N/A						
							13-06	CA(R)	Access to pipeline	N/A						
							13-07	CA(SS)	Pipeline	N/A						
							13-08	CA(SS)	Pipeline	N/A						
							13-10	CA(R)	Access to pipeline	N/A						
							13-11	CA(R)	Access to pipeline	N/A						
							13-12	CA(SS)	Pipeline	N/A						
							13-13	TP	Construction access only	Full construction programme						
							13-17	TP	Construction access only	Full construction programme						
							13-19	TP	Working area	Full construction programme						
							14-04	CA(SS)	Pipeline	N/A						
							14-05	CA(SS)	Pipeline	N/A						
							14-06	CA(SS)	Pipeline	N/A						
							14-07	CA(SS)	Pipeline	N/A						
							14-08	CA(SS)	Pipeline	N/A						
							14-14	TP	Construction compound	Full construction programme						
							14-14a	CA(R)	Access to pipeline	N/A						
							14-20	CA(R)	Access to pipeline	N/A						
14-26	TP	Working area	Full construction programme													
15-03	CA(SS)	Pipeline	N/A													
16-01	TP	Construction access only	Full construction programme													
16-06a	TP	Working area	Full construction programme													
16-08	TP	Working area	Full construction programme													
16-10	CA(SS)	Pipeline	N/A													
16-14	CA(SS)	Pipeline	N/A													
16-16	CA(SS)	Pipeline	N/A													
16-17	TP	Working area	Full construction programme													

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100	Network Rail Infrastructure Limited		026	REP1-072		1	1-06b	CA(R)	Pipeline	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022. Further information was requested by Network Rail for each of the 4 crossings, which was provided on 5 September 2022. Currently awaiting information from Network Rail on their proposed terms and requirements. Network Rail sent acknowledgement of receipt on 18 October 2022, and confirmed they will seek approvals for disposals. Follow up made on 10 November 2022 to chase update. Meeting arranged with Network Rail on 17 November 2022, but was not attended. Attempts to rearrange the meeting were made on 29 November and 12 December 2022. Escalated to seniors in Network Rail to rearrange meeting on 13 January 2023. Further chance was made on 2 February 2023. Meeting with Network Rail took place on 06 April 2023 to discuss the project and the crossing consents required on the back of the information which the Applicant had provided on 5 September 2022. Further to a teams call with Network Rail on 6 April 2023 it was agreed Network Rail would follow up with their property team regarding the Heads of Terms. A site visit was undertaken with Network Rail on 20 April 2023 from a technical perspective. Network Rail advised they would follow up with their property team regarding Heads of Terms negotiations as the Applicant had been struggling to receive a response. Meeting held on 1 June 2023 to discuss the Statement of Common Ground. Follow up email sent to the landowner on 7 June 2023 and again on 16 June 2023. A response was received from the landowner on 16 June 2023. Email correspondence between the Applicant and Network Rail regarding Statement of Common Ground on 23 June 2023 and 30 June 2023. The Applicant provided their response on 4 July 2023, and a Teams meeting was held on 6 July 2023. Further to the call, the Applicant sent a follow up email on 6 July 2023. Further follow up email was sent by the Applicant on 10 July 2023. Responses received by the landowner on 11 July and 12 July 2023. The Applicant and the landowner held positive teams meetings on 10, 16, 23 and 30 August, and 7 September 2023 to discuss the SOCG and Heads of Terms. It is the Applicant's intention to reach a voluntary agreement with the landowner as soon as possible. The Applicant sent an email on 8 September 2023 providing feedback on the draft commercial agreements. Further response was received on 19 September 2023 from the landowner providing further comments on the commercial agreements. The Applicant is considering these comments and will respond in due course.	N	Discussions ongoing. Issues relate to the compulsory acquisition of land	Ongoing discussions and meetings. The Applicant believes a voluntary agreement is close to being reached.
							1-23	CA(SS)	Pipeline	N/A						
							9-21	CA(SS)	Pipeline	N/A						
							9-23	TP	Working area	Full construction programme						
							9-24	TP	Construction access only	Full construction programme						
							9-25	TP	Construction access only	Full construction programme						
							14-24	TP	Working area	Full construction programme						
							14-29	CA(SS)	Pipeline	N/A						
							17-12	CA(SS)	Pipeline	N/A						
19-04	CA(SS)	Pipeline	N/A													
19-04c	TP	Working area	Full construction programme													
101	Nicola Ann Allason					1	18-27	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. Landowner acknowledged receipt of the Heads of Terms on 27 July 2022, but said they were not interested in signing them due to concerns that their glamping business will be impacted by the route. Contact is currently being made to arrange a site meeting with the landowner. Call made on 3 October 2022 to arrange site meeting, and response received on 6 October 2022 to confirm require cover of professional fees. Follow up call attempted on 1 November 2022 to respond to professional fees point. Further contact made on 9 December to request meeting, to be arranged in the new year. Requested site meeting on 6 January 2023, which was arranged and held on 21 January 2023 to provide a project update. Queried how to make a representation after the close of the period, which was supported. A further meeting was held on 3 February 2023 with technical team to discuss the landowners glamping business and provide a project update. Updated Heads of Terms were sent to the landowner and agent on 31 March 2023. Various correspondence with the landowner during April and May regarding the updated Heads of Terms. Further follow up held with the landowner on 22 May 2023. The Applicant provided an update on 12 June 2023 and followed up again on 14 June 2023. Email received from landowner on 23 June 2023, and follow up call made on 26 June 2023. Email sent to landowner's planning agent on 28 June 2023. Telephone discussion with planning agent 28th June. Awaiting new plans from agent. Email sent to landowner on 13 July 2023 to request a further update. Text message conversation with planning agent on 13 July 2023, including chasing of the new plans. The Applicant discussed the Heads of Terms with the landowner on 4 August 2023. The Applicant provided an update email to the landowner regarding their Heads of Terms on 8 August 2023. The Applicant sent a follow up email to the landowner on 4 September 2023 requesting an update on their planning application which will feed into the Heads of Terms discussions. Further correspondence was had between the Applicant and the landowner throughout the week beginning 4 September 2023, and further emails were exchanged on 12 September 2023. The Applicant received an email from the landowner on 20 September regarding their proposed planning permission for a glamping site, and advising that nothing further had been heard from the Council. The Applicant is considering the feedback and will respond in due course.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							18-28	CA(SS)	Pipeline	N/A						
							18-29	CA(SS)	Pipeline	N/A						
							18-32	CA(SS)	Pipeline	N/A						

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102	Nicolaus Stuart Jenkins and Pierre Nicholas Bartlett Tenant: S & A Shaw Tenant: Edward Crank / R Crank & Son					1	6-04	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. Heads of Terms for compound issued on 27 August 2022. Comments have been provided on a number of clauses on the Heads of Terms provided by land agent. Meeting held with land agent for all associated clients on 14 September 2022. Key issues related to lift and shift clauses, consideration payments and professional fees. A further Heads of Terms agreement was issued on 23 September 2022 for mitigation land. A further letter was issued on 23 September 2022 to highlight to tenants that Heads of Terms had been shared with landowners and to encourage and facilitate engagement for an agreement. An email was sent on 29 September 2022, advising of an amended plan to be included in the Heads of Terms. Received an update on 2 November 2022 that land was in the process of transfer. Updated Heads of Terms issued on 7 November 2023 with an updated plan. Land agent was contacted to arrange meetings for clients on 30 November, 2 and 6 December 2022, and followed up on 4 January 2023. Response received from land agent on 5 January 2023. Meeting held on 23 January 2023 to provide an update on the scheme. Updated Heads of Terms were sent to the landowner and agent on 20 March 2023. Meeting held with land agent on 27 March 2023 to discuss the updated Heads of Terms. Further to the meeting on 27 March 2023, the Applicant issued a response to the landowners' agent on 27 April 2023 providing an update on the key points relating to the Heads of Terms. Meeting arranged and held on 5 May 2023. The Applicant has been frequently requesting meetings with the landowner's agent to discuss the Heads of Terms - the Applicant is still awaiting confirmation from the landowners' agent on availability. A further follow up in this regard was sent on 18 May 2023. An email was received from the land agent on 23 May 2023 but did not provide a response to the Applicant's request for engagement or further meetings. Update meeting held with the landowners agent on 12 June 2023 to discuss Heads of Terms. Call made to landowners' agent on 23 June 2023 requesting a meeting week commencing 3 July 2023 to discuss Heads of Terms. Further email sent to land agent on 11 July 2023 requesting availability for client meetings to further discuss Heads of Terms as no response received to email on 30 June 2023. The Applicant held a meeting with the landowners agent on 20 July 2023 to discuss the Heads of Terms and provide an update on the project. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. Further to recent engagement with the landowners agent on 20 July 2023, The Applicant issued updated Head of Terms on 1 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. The Applicant sent an email to the landowner's agent on 21 August 2023 requesting a meeting to discuss the updated commercial offer within the latest Heads of Terms issued on 1 August 2023. The Applicant received a response from the landowner's agent on 22 August 2023 advising they do not wish to have any further meetings until the commercial offerings are further increased and that they will not be taking any steps to move forward unless the commercial offer is increased again. The Applicant responded on 30 August 2023 to express their disappointment that the landowners' agent did not wish to further engage. The Applicant also re-iterated that the uplifted commercial offering in place reflects recent comparable land transactions, is considered by the Applicant's advisors to be a fair reflection of the current open market value of the land, and no further increases are proposed. A further response was then received on 31 August 2023 from the landowner's agent clarifying that they would continue to engage with the Applicant. The Applicant responded to the landowner's agent on 31 August 2023 reconfirming their position on the commercial offering. The Applicant will seek to meet with the landowner's agent in order to try and resolve this matter. The Applicant received a response from the landowner's agent on 5 September 2023 advising they would be willing to meet for a meaningful discussion. The Applicant responded on 8 September 2023 and provided further evidence of recent comparable market transactions and requested a meeting to discuss the Heads of Terms. The Applicant met with the landowner's agent on 11 September 2023 and provided a general project update in terms of examination timescales and progress. Further emails were exchanged prior to this meeting. The landowner's agent called the Applicant on 12 September 2023 to request the landowner's uplifted Heads of Terms be sent to two of their colleagues - the Applicant emailed the Heads of Terms on 13 September 2023. The Applicant sent a further email on 20 September 2023 requesting availability for a meeting to have a further discussion on the Heads of Terms, in particular regarding recent comparable market transactions. Negotiations on signing Heads of Terms are ongoing.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							6-05	CA(SS)	Pipeline	N/A						
							6-06	CA(L)	Mitigation	N/A						
							6-07	CA(R)	Access to pipeline	N/A						
							6-08	CA(R)	Access to pipeline	N/A						
							6-13	TP	Working area	Peat						
							6-14	CA(SS)	Pipeline	N/A						
							6-15	CA(SS)	Pipeline	N/A						
							6-18	CA(SS)	Pipeline	N/A						
							6-20	TP	Construction compound	Full construction programme						
							6-21	TP	Construction compound	Full construction programme						
							6-22	CA(SS)	Pipeline	N/A						
							6-24	CA(SS)	Pipeline	N/A						
							6-26	CA(SS)	Pipeline	N/A						
6-27	CA(R)	Access to pipeline	N/A													
6-28	CA(SS)	Pipeline	N/A													
							6-29	CA(SS)	Pipeline	N/A						

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103	Patricia Margaret Davies and Stanley Lewis Davies					1	12-08 12-09	CA(SS) CA(SS)	Pipeline Pipeline	N/A N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. Follow up call was made on 27 July 2022 where landowner confirmed they are considering land agent representation and queries relating to professional fees. A further follow up was sent on 24 August 2022 to confirm decision on land agent representation. On the 20 August 2022, the landowner requested a meeting to discuss the routing of the pipeline on their land and a further call on 8 September 2022 identified a formal request to consider an alternative if the pipeline only clips the edge of his land. Meeting requested on 10 November 2022 and held on 23 November 2022 to provide a project update. Updated Heads of Terms were sent to the landowner and agent on 15 March 2023. Call on 12 April 2023 to discuss the Heads of Terms. Landowner requested a formal response on the reasoning for the inclusion of the land. Email sent to landowner on 18 April 2023 providing the reasoning. Email sent to follow up on 23 May 2023. Landowner confirmed they had signed and sent back their Heads of Terms. The signed copy was received on 24 May 2023. A letter notifying the landowner of an uplift to the commercial agreement was sent on 18 August 2023.	Y	None received	Heads of Terms signed. Agreement to be completed in due course.
104	Paul Frank Moore and Shaun Terrance Moore Tenant: H W Oultram & Co					1	18-24 18-25	CA(SS) CA(SS)	Pipeline Pipeline	N/A N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. Follow ups have been attempted on 27 July 2022, 24 August, 7 September and 14 September. A further letter was issued on 23 September 2022 to highlight to tenants that Heads of Terms had been shared with landowners and to encourage and facilitate engagement for an agreement. Further follow ups made on 30 September, 5 October (to which the call was answered but confirmed the landowners would be away for 3 weeks), 4 and 23 November, 14 December 2022 (site visit) and 25 January 2023 (site visit). Updated Heads of Terms were sent to the landowner and agent on 20 March 2023. Call on 12 April 2023 where the landowner confirmed receipt of the Heads of Terms and that they were under consideration. Further call on 4 May 2023 and site meeting arranged for 10 May 2023. Site meeting held on 10 May 2023 to provide a general project update. Landowners were overall satisfied with the terms and requested a new copy to be posted. Second copy was posted on 17 May 2023. Chaser email on 12 June 2023 was sent to check if second copy of revised Heads of Terms was received and follow up call made on 23 June 2023. Chaser email sent on 30 June 2023, asking for an update on Heads of Terms. Call attempted and follow up email sent on 11 July 2023 for update on Heads of Terms progress. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. The Applicant issued updated Head of Terms on 1 August 2023 to the landowner providing a further uplift on its commercial offer. Email sent to the landowner on 21 August 2023 with electronic copy of revised Heads of Terms. Landowner called on 21 August 2023 with queries regarding new set of Heads of Terms. A new copy of the revised Heads of Terms was posted to new address of the landowner on 22 August 2023. A follow up email was sent to the landowner on 8 September 2023, and a chaser call was attempted on 18 September 2023.	N	None received (see H W Oultram & Co)	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner

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105	Paul Geoffrey Smith and Virginia Anne Smith					1	20-16	TP	Construction compound	Full construction programme	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. Follow ups were made on 27 August 2022 and 11 August 2022 to confirm receipt of the Heads of Terms. A site visit was completed on 24 August 2022 to confirm the correct address and ensure receipt. Landowner confirmed on 31 August 2022 that they would like a site meeting to discuss the Heads of Terms. Land agent confirmed on 5 October 2022 that no site meeting should go ahead until responses are provided on the Heads of Terms comments provided on behalf of all clients and discussed in meeting of 14 September 2022. Land agent confirmed authorisation of representation on 24 November 2022. Land agent was contacted to arrange meetings for clients on 30 November, 2 and 6 December 2022, and followed up on 4 January 2023. Response received from land agent on 5 January 2023. Meeting held on 15 February 2023 to provide an update on the scheme. Updated Heads of Terms were sent to the landowner and agent on 15 March 2023. Meeting held with land agent on 27 March 2023 to discuss the updated Heads of Terms. Further to the meeting on 27 March 2023, the Applicant issued a response to the landowners' agent on 27 April 2023 providing an update on the key points relating to the Heads of Terms. Meeting arranged and held on 5 May 2023. The Applicant has been frequently requesting meetings with the landowners' agent to discuss the Heads of Terms - the Applicant is still awaiting confirmation from the landowner's agent on availability. A further follow up in this regard was sent on 18 May 2023. An email was received from the land agent on 23 May 2023 but did not provide a response to the Applicant's request for engagement or further meetings. Update meeting held with the landowners' agent on 12 June 2023 to discuss Heads of Terms. Call made to landowners' agent on 23 June 2023 to discuss Heads of Terms. Email sent to landowners' agent on 30 June 2023 requesting a meeting week commencing 3 July 2023 to discuss Heads of Terms. Further email sent to land agent on 11 July 2023 requesting availability for client meetings to further discuss Heads of Terms as no response received to email on 30 June 2023. The Applicant held a meeting with the landowners agent on 20 July 2023 to discuss the Heads of Terms and provide an update on the project. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. Further to recent engagement with the landowners agent on 20 July 2023, The Applicant issued updated Head of Terms on 1 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. The Applicant sent an email to the landowner's agent on 21 August 2023 requesting a meeting to discuss the updated commercial offer within the latest Heads of Terms issued on 1 August 2023. The Applicant received a response from the landowner's agent on 22 August 2023 advising they do not wish to have any further meetings until the commercial offerings are further increased and that they will not be taking any steps to move forward unless the commercial offer is increased again. The Applicant responded on 30 August 2023 to express their disappointment that the landowners' agent did not wish to further engage. The Applicant also re-iterated that the uplifted commercial offering in place reflects recent comparable land transactions, is considered by the Applicant's advisors to be a fair reflection of the current open market value of the land, and no further increases are proposed. A further response was then received on 31 August 2023 from the landowner's agent clarifying that they would continue to engage with the Applicant. The Applicant responded to the landowner's agent on 31 August 2023 reconfirming their position on the commercial offering. The Applicant will seek to meet with the landowner's agent in order to try and resolve this matter. The Applicant received a response from the landowner's agent on 5 September 2023 advising they would be willing to meet for a meaningful discussion. The Applicant responded on 8 September 2023 and provided further evidence of recent comparable market transactions and requested a meeting to discuss the Heads of Terms. The Applicant met with the landowner's agent on 11 September 2023 and provided a general project update in terms of examination timescales and progress. Further emails were exchanged prior to this meeting. The landowner's agent called the Applicant on 12 September 2023 to request the landowner's uplifted Heads of Terms be sent to two of their colleagues - the Applicant emailed the Heads of Terms on 13 September 2023. The Applicant sent a further email on 20 September 2023 requesting availability for a meeting to have a further discussion on the Heads of Terms, in particular regarding recent comparable market transactions. Negotiations on signing Heads of Terms are ongoing.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement
							20-21	CA(SS)	Pipeline	N/A						
							20-22	CA(SS)	Pipeline	N/A						
106	Paul Leslie Jones					1	11-12	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for potential pipeline issued on 15 September 2022. Heads of Terms were agreed and returned on 22 September 2022. Updated Heads of Terms were sent to the landowner and agent on 15 March 2023. The updated Heads of Terms were agreed and returned on 24 March 2023. The Applicant emailed the landowner on 20 September 2023 to notify them that there had been a commercial uplift to the land value that would apply should the Option need to be triggered.	Y	None received	Heads of Terms signed. Agreement to be completed in due course.

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³ Denotes if voluntary agreement has been reached with the landowner – where Y, row is highlighted green

Obj No.	Name / Organisation (Landowner / Tenant)	IP/ AP Ref No[1]	RR Ref No	WR Ref No	Other Doc Ref No	BoR Part 1, 2, 3?	Plots	Powers (CA(L)/ CA(SS)/ CA(R)/ TP[2])	Purpose for which powers sought	Duration of TP	CA?	Blight?	Detail of negotiations and progress made since last update	Agreed?[3]	Status and summary of Objection	Outstanding matters, next steps and progress anticipated by end of Examination
107	Pauline Willshaw and Pamela Williams					1	17-03	CA(L)	Aston Hill BVS	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. Landowner acknowledged receipt of the Heads of Terms on the 13 July but confirmed that they are not content with the terms set out, requesting a site meeting. A site meeting was carried out on 18 July 2022 to discuss the pipeline crossing the land and raised concerns about the potential for development. A copy of development plans was requested and follow up on 7 September 2022 and 15 September 2022. The landowner confirmed on 21 September 2022 that they do not have any plans to provide for the development proposal, and are still in ongoing negotiations. Follow up call made to request development plans on 7 October 2022. Site meeting held on 16 November 2022 and plan of potential development provided. Requested detailed drawing of plans on 17 November 2022. Email to landowner requesting a further site meeting sent on 12 January 2023, which was refused on 13 January 2023. Updated Heads of Terms were sent to the landowner and agent on 15 March 2023. Call on 19 April 2023 where landowner confirmed receipt of the Heads of Terms and that they do not wish to sign the terms given the potential development land. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. The Applicant issued updated Head of Terms on 1 August 2023 to the landowner providing a further uplift on its commercial offer. Due to the landowner not willing to sign the Heads of Terms as set out on the call 19 April 2023 no further significant correspondence has been received it is therefore not expected the Applicant will reach a voluntary agreement with the landowner before the close of examination.	N	None received	Not expected to reach voluntary agreement - landowner refusal
							17-04	CA(L)	Aston Hill BVS	N/A						
							17-05	TP	Working area	Full construction programme						
							17-06	CA(SS)	Pipeline	N/A						
							17-07	CA(SS)	Pipeline	N/A						
							17-08	CA(SS)	Pipeline	N/A						
							17-09	TP	Working area	Full construction programme						
							17-10	TP	Working area	Full construction programme						
							17-11	TP	Working area	Full construction programme						
							17-15	CA(SS)	Pipeline	N/A						
17-18	CA(R)	Access to pipeline	N/A													
108	Peel NRE Limited		078	REP1-074	AS-068, PDA-009, REP1-073 and 075, REP2-050, REP3-049, REP5-046-048, REP6-050, REP7-326, REP8-047 & 48	1	1-01	CA(R)	Access to Ince AGI	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for AGI and pipeline issued on 27 August 2022. Meeting held on 15 July 2022 to discuss project and requirements. Landowner acknowledged receipt of Heads of Terms and requested meeting on 15 September 2022. Availability for a meeting has been requested and this is in the process being arranged. A further letter was issued on 23 September 2022 to highlight to tenants that Heads of Terms had been shared with landowners and to encourage and facilitate engagement for an agreement. Meeting held on 13 October 2022 to discuss Heads of Terms and agreements. Further meeting held on 11 January 2023 to provide project update and understand development plans. Meeting held on 26 January 2023 to discuss Heads of Terms feedback from solicitors. Meetings were held on 3 March 2023, 17 March 2023, 21 March 2023, 11 April 2023 and a call on 14 April 2023 to discuss the Statement of Common Ground and updates to forthcoming issue of Heads of Terms. Further meetings to discuss updates to the SoCG were held on 25 April and 3 May 2023. Peel also confirmed that Mr Crank no longer tenants Peel land. Updated Heads of Terms sent to landowner on 28 April 2023 and a meeting on 9 May 2023 was held to discuss feedback on the Heads of Terms. Further meetings between Peel and the Applicant were held on 12 May and 17 May 2023, with an updated SoCG sent to Peel for review. Teams meeting held on 15 June to discuss Heads of Terms with the landowner. Follow up email sent to the landowner on 16 June 2023. Teams meetings undertaken between legal and property teams for the Applicant and landowner held on 27 June 2023 and 30 June 2023 to discuss remaining concerns, and commercial details. An updated Heads of Terms Plan was sent on 30 June 2023 for review. Interface meetings regarding the site were held on 7 July 2023. Site handover and technical meetings were both held on 10 July 2023. An updated SoCG was sent on 6 July 2023 for review, which resulted in email discussion. A Teams meeting was held on 17 July conclude the points agreed on the Statement of Common Ground Rev E. Email sent to landowner on 4 August 2023 regarding the Heads of Terms, with further follow-up correspondence. On 6 August 2023 there was a phone call to progress open commercial points between Peel NRE and the Applicant. This was followed up with a focused called on Environmental Statement related points by Peel NRE's and the Applicant's drainage teams on 7 August 2023. A session on 18 August 2023 was organised in which the Applicant gave an overview of the project to new members of the Peel NRE project team. This was followed up with Teams meetings on 22 August 2023 and 25 August 2023 in which the majority of open Statement of Common Ground items were resolved and marked as agreed. The Applicant followed-up on 30 August 2023 with an updated Statement of Common Ground Rev F for Peel NRE's review, with various follow-up phone calls and emails arising. An agreement was issue to Peel NRE on 5 September 2023.	N	Discussions ongoing. General support for project, but issues relate to impacts on development of land, width of easement and restrictive covenant and access, termination rights	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							1-01a	CA(R)	Access to Ince AGI	N/A						
							1-02	CA(R)	Access to Ince AGI	N/A						
							1-03	CA(R)	Access to Ince AGI	N/A						
							1-04	CA(R)	Access to Ince AGI	N/A						
							1-05	TP	Working area	Full construction programme						
							1-06	CA(R)	Access to Ince AGI	N/A						
							1-06a	CA(R)	Access to Ince AGI	N/A						
							1-06b	CA(R)	Access to Ince AGI	N/A						
							1-06c	CA(R)	Access to Ince AGI	N/A						
							1-06d	CA(R)	Access to Ince AGI	N/A						
							1-08	TP	Working area	Full construction programme						
							1-09	CA(L)	Ince AGI	N/A						
							1-10	CA(L)	Ince AGI	N/A						
							1-11	CA(SS)	Pipeline	N/A						
							1-12	CA(SS)	Pipeline	N/A						
							1-13	CA(SS)	Pipeline	N/A						
							1-14	CA(L)	Ince AGI	N/A						
							1-15	CA(SS)	Pipeline	N/A						
							1-16	TP	Working area	Full construction programme						
							1-17	TP	Working area	Full construction programme						
							1-18	CA(SS)	Pipeline	N/A						
							1-19	CA(SS)	Pipeline	N/A						
1a-01	CA(R)	Access to Ince AGI	N/A													
1a-02	CA(R)	Access to Ince AGI	N/A													
1a-03	CA(R)	Access to Ince AGI	N/A													
1a-04	CA(R)	Access to Ince AGI	N/A													

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Obj No.	Name / Organisation (Landowner / Tenant)	IP/ AP Ref No[1]	RR Ref No	WR Ref No	Other Doc Ref No	BoR Part 1, 2, 3?	Plots	Powers (CA(L)/ CA(SS)/ CA(R)/ TP[2])	Purpose for which powers sought	Duration of TP	CA?	Blight?	Detail of negotiations and progress made since last update	Agreed?[3]	Status and summary of Objection	Outstanding matters, next steps and progress anticipated by end of Examination
109	Penny Connah and Peter Connah						16-26	CA(SS)	Pipeline	N/A	Y	N	Updated Heads of Terms were sent to the tenant and agent on 20 March 2023. Email correspondence between the Applicant and the tenant's landlord on 8 April 2023 to organise a meeting for the 19 April 2023. A meeting was held with the tenant's landlord on 19 April 2023 to provide an update on the project and discuss the project requirements. Email sent to the tenant's landlord on 16 June 2023 requesting a further meeting to discuss Heads of Terms. Meeting held on 23 June 2023 with landlord's land agent to discuss Heads of Terms. Email sent to the landowner's land agent on 30 June 2023 requesting a meeting week commencing 3 July 2023 to discuss Heads of Terms. Further email sent by the Applicant on 4 July 2023 to landowner's agent requesting an update on Heads of Terms, and response received on 5 July 2023. Updated Heads of Terms issued to the tenant's landlord on 18 July 2023. Further to recent engagement with the landowner's agent on 23 June 2023, the Applicant issued updated Head of Terms on 1 August 2023 and 7 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. The Applicant sent a follow up email on 29 August 2023 to the landowner's agent requesting an update on the Heads of Terms. The Applicant received a response on 29 August 2023 from the landowner's agent advising they would not be proceeding with the signature of these Heads of Terms at present. The Applicant sent an email to the landowner's agent on 30 August regarding the Heads of Terms following up from a telephone call on the same day. The Applicant intends to meet with the landowner's agent to further discuss matters with the hope of closing out all remaining points before the end of examination. The Applicant sent an email to landowner's agent on 5 September 2023. The agent replied stating they are happy to meet. A date is set to be arranged. The Applicant tried to call the tenant's landlord's agent on 14 and 19 September 2023 to arrange a meeting. The agent was not available on either occasion, so a message was left with their secretary. The Applicant is continuing to chase in order to arrange a meeting. Negotiations on signing the updated Heads of Terms are ongoing.		None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
110	Peter David Gittins					1	20-01	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced September 2022. Heads of Terms for mines and minerals issued on 10 September 2022. Call made on 7 October 2022 to confirm receipt of Heads of Terms. Heads of Terms were agreed and returned on 18 October 2022. Updated Heads of Terms were sent to the landowner on 15 March 2023. The updated Heads of Terms were agreed and returned on 3 April 2023.	Y	None received	Heads of Terms signed. Agreement to be completed in due course.

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Obj No.	Name / Organisation (Landowner / Tenant)	IP/ AP Ref No[1]	RR Ref No	WR Ref No	Other Doc Ref No	BoR Part 1, 2, 3?	Plots	Powers (CA(L)/ CA(SS)/ CA(R)/ TP[2])	Purpose for which powers sought	Duration of TP	CA?	Blight?	Detail of negotiations and progress made since last update	Agreed?[3]	Status and summary of Objection	Outstanding matters, next steps and progress anticipated by end of Examination	
111	Peter Harden					1	16-05	CA(SS)	Pipeline	N/A	Y	N	<p>Negotiations commenced September 2022. A letter was issued on 23 September 2022 to highlight to tenants that Heads of Terms had been shared with landowners and to encourage and facilitate engagement for an agreement. Land agent was contacted to arrange meetings for clients on 2 December 2022, and followed up on 7 December 2022 where land agent provided comments on Heads of Terms and confirmed wish for meeting to discuss project for his clients. Meeting arranged and held on 5 January 2023 to provide project update. Call held on 10 February 2023 to discuss surveys and also provided project update. Updated Heads of Terms were sent to the tenant and agent on 20 March 2023. Meeting held with land agent on 27 March 2023 to discuss the updated Heads of Terms. Request received from land agent on 6 April 2023 for a meeting. Meeting arranged on 5 May 2023 but then postponed at the request of land agent. Follow up calls made to land agent on 12 and 22 May 2023 to rearrange meeting. Update meeting held with the landowners agent on 2 June 2023 to discuss Heads of Terms. Following the meeting on 2 June, the Applicant provided a further update to the points discussed on 6 June 2023. Meeting held on 23 June 2023 with landlord's land agent to discuss Heads of Terms. Email sent to the landowner's land agent on 30 June 2023 requesting a meeting week commencing 3 July 2023 to discuss Heads of Terms. Further email sent by the Applicant on 4 July 2023 to landowner's agent requesting an update on Heads of Terms, and response received on 5 July 2023. Response received from tenant's land agent on 10 July providing availability for a meeting to discuss Heads of Terms. The Applicant replied on 11 July offering availability for a meeting on week commencing 17 July 2023. Updated Heads of Terms issued to the tenant's landlord on 18 July 2023. The Applicant held a meeting with the landowners agent on 20 July 2023 to discuss the Heads of Terms and provide an update on the project. Further to recent engagement with the landowner's agent on 23 June 2023, the Applicant issued updated Head of Terms on 1 August 2023 and 7 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. The Applicant sent a follow up email on 29 August 2023 to the landowner's agent requesting an update on the Heads of Terms. The Applicant received a response on 29 August 2023 from the landowner's agent advising they would not be proceeding with the signature of these Heads of Terms at present. The Applicant sent an email to the landowner's agent on 30 August regarding the Heads of Terms following up from a telephone call on the same day. The Applicant intends to meet with the landowner's agent to further discuss matters with the hope of closing out all remaining points before the end of examination. The Applicant sent an email to landowner's agent on 5 September 2023. The agent replied stating they are happy to meet. A date is set to be arranged. The Applicant tried to call the tenant's landlord's agent on 14 and 19 September 2023 to arrange a meeting. The agent was not available on either occasion, so a message was left with their secretary. The Applicant is continuing to chase in order to arrange a meeting. The Applicant did not receive a response to the email sent to the tenant's agent on 5 September 2023, so the Applicant sent a further email requesting a response on 20 September 2023 Negotiations on signing the updated Heads of Terms are ongoing.</p>	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner	
							16-27	CA(SS)	Pipeline	N/A							
							16-28	TP	Working area	Full construction programme							
							16-28a	CA(R)	Access to pipeline	N/A							
							16-29	CA(R)	Access to pipeline	N/A							

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113	Railway Paths Limited					1	12-12	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. Emailed an electronic copy of the Heads of Terms to the Head of Estates on 28 July 2022. Followed up on 11 August 2022 and 7 September 2022 to seek a response or meeting to discuss, and Head of Estates was on leave. Followed up further on 14 September to request indicative dates for meeting, and again on 21 September 2022 to ask for contact details for the Head of Estates to arrange a meeting. Follow up request made on 3, 4, 5 and 21 October 2022 to arrange meeting. Call held with Head of Estates on 27 October 2022. Meeting requested again on 2 December 2022 and followed up on 12 January 2023. Meeting arranged on 18 January 2023 and held on 27 January 2023. Comments provided on Heads of Terms. Updated Heads of Terms were sent to the landowner and agent on 31 March 2023, and follow up email for comments sent on 22 May 2023. Follow up call made on 14 June 2023 to Head of Estates who confirmed that the Heads of Terms will be reviewed within the next few weeks and a land agent is to be appointed. Chaser email sent on 30 June 2023, asking for an update and details of the new agent if they have been appointed. Email from land agent on 11 July confirming representation of landowner. Heads of Terms were emailed to land agent on 11 July 2023. Email to land agent on 11 July 2023 requesting availability for client meetings to further discuss Heads of Terms. The Applicant held a meeting with the landowners agent on 20 July 2023 to discuss the Heads of Terms and provide an update on the project. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. Further to recent engagement with the landowners agent on 20 July 2023, The Applicant issued updated Head of Terms on 1 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. The Applicant sent an email to the landowner's agent on 21 August 2023 requesting a meeting to discuss the updated commercial offer within the latest Heads of Terms issued on 1 August 2023. The Applicant received a response from the landowner's agent on 22 August 2023 advising they do not wish to have any further meetings until the commercial offerings are further increased and that they will not be taking any steps to move forward unless the commercial offer is increased again. The Applicant responded on 30 August 2023 to express their disappointment that the landowners' agent did not wish to further engage. The Applicant also reiterated that the uplifted commercial offering in place reflects recent comparable land transactions, is considered by the Applicant's advisors to be a fair reflection of the current open market value of the land, and no further increases are proposed. A further response was then received on 31 August 2023 from the landowner's agent clarifying that they would continue to engage with the Applicant. The Applicant responded to the landowner's agent on 31 August 2023 reconfirming their position on the commercial offering. The Applicant will seek to meet with the landowner's agent in order to try and resolve this matter. The Applicant received a response from the landowner's agent on 5 September 2023 advising they would be willing to meet for a meaningful discussion. The Applicant responded on 8 September 2023 and provided further evidence of recent comparable market transactions and requested a meeting to discuss the Heads of Terms. The Applicant met with the landowner's agent on 11 September 2023 and provided a general project update in terms of examination timescales and progress. Further emails were exchanged prior to this meeting. The landowner's agent called the Applicant on 12 September 2023 to request the landowner's uplifted Heads of Terms be sent to two of their colleagues - the Applicant emailed the Heads of Terms on 13 September 2023. The Applicant sent a further email on 20 September 2023 requesting availability for a meeting to have a further discussion on the Heads of Terms, in particular regarding recent comparable market transactions. Negotiations on signing Heads of Terms are ongoing.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							12-12a	TP	Construction compound	Full construction programme						

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114	Richard Benjamin Jones			REP1-081		1	9-22	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. Meetings held to engage and discuss the project on site on 24 June 2022. Raised concerns relating to drainage and impacts on nearby cottage. Comments have been provided on a number of clauses on the Heads of Terms provided by land agent. Meeting held with land agent for all associated clients on 14 September 2022. Key issues related to lift and shift clauses, consideration payments and professional fees. A further letter was issued on 29 September 2022 with Heads of Terms for 100 m optionality required for a single plot. A further Heads of Terms was issued on 7 November 2022 with an updated plan. Land agent was contacted to arrange meetings for clients on 30 November, 2 and 6 December 2022, and followed up on 4 January 2023. Response received from land agent on 5 January 2023. Meeting held on 15 February 2023 to provide an update on the scheme. Updated Heads of Terms were sent to the landowner and agent on 20 March 2023. Meeting held with land agent on 27 March 2023 to discuss the updated Heads of Terms. Further to the meeting on 27 March 2023, the Applicant issued a response to the landowners' agent on 27 April 2023 providing an update on the key points relating to the Heads of Terms. Meeting arranged and held on 5 May 2023. The Applicant has been frequently requesting meetings with the landowner's agent to discuss the Heads of Terms - the Applicant is still awaiting confirmation from the landowner's agent on availability. A further follow up in this regard was sent on 18 May 2023. An email was received from the land agent on 23 May 2023 but did not provide a response to the Applicant's request for engagement or further meetings. Update meeting held with the landowners agent on 12 June 2023 to discuss Heads of Terms. Email received from land agent on 14 June 2023 and the Applicant responded on 16 June 2023 to respond to queries. Call made to landowner's agent on 23 June 2023 to discuss Heads of Terms. Email sent to landowner's agent on 30 June 2023 requesting a meeting week commencing 3 July 2023 to discuss Heads of Terms. Site meeting with landowner and land agent on 7 July 2023. Email to land agent on 11 July 2023 requesting availability for client meetings to further discuss Heads of Terms. The Applicant held a meeting with the landowners agent on 20 July 2023 to discuss the Heads of Terms and provide an update on the project. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. Further to recent engagement with the landowners agent on 20 July 2023, The Applicant issued updated Head of Terms on 1 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. The Applicant sent an email to the landowner's agent on 21 August 2023 requesting a meeting to discuss the updated commercial offer within the latest Heads of Terms issued on 1 August 2023. The Applicant received a response from the landowner's agent on 22 August 2023 advising they do not wish to have any further meetings until the commercial offerings are further increased and that they will not be taking any steps to move forward unless the commercial offer is increased again. The Applicant responded on 30 August 2023 to express their disappointment that the landowners' agent did not wish to further engage. The Applicant also re-iterated that the uplifted commercial offering in place reflects recent comparable land transactions, is considered by the Applicant's advisors to be a fair reflection of the current open market value of the land, and no further increases are proposed. A further response was then received on 31 August 2023 from the landowner's agent clarifying that they would continue to engage with the Applicant. The Applicant responded to the landowner's agent on 31 August 2023 reconfirming their position on the commercial offering. The Applicant will seek to meet with the landowner's agent in order to try and resolve this matter. The Applicant received a response from the landowner's agent on 5 September 2023 advising they would be willing to meet for a meaningful discussion. The Applicant responded on 8 September 2023 and provided further evidence of recent comparable market transactions and requested a meeting to discuss the Heads of Terms. The Applicant met with the landowner's agent on 11 September 2023 and provided a general project update in terms of examination timescales and progress. Further emails were exchanged prior to this meeting. The landowner's agent called the Applicant on 12 September 2023 to request the landowner's uplifted Heads of Terms be sent to two of their colleagues - the Applicant emailed the Heads of Terms on 13 September 2023. The Applicant sent a further email on 20 September 2023 requesting availability for a meeting to have a further discussion on the Heads of Terms, in particular regarding recent comparable market transactions. Negotiations on signing Heads of Terms are ongoing.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							10-01	CA(SS)	Pipeline	N/A						
							10-02	CA(SS)	Pipeline	N/A						
							10-04	CA(SS)	Pipeline	N/A						
							10-09	CA(SS)	Pipeline	N/A						
							10-11	CA(SS)	Pipeline	N/A						
							10-12	CA(SS)	Pipeline	N/A						
							10-13	CA(SS)	Pipeline	N/A						
							10-15	TP	Working area	Full construction programme						
10-16	CA(SS)	Pipeline	N/A													
							10-17	TP	Working area	Full construction programme						

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² CA(L): Compulsory acquisition of land at the surface; CA(SS): Compulsory acquisition of subsurface; CA(R): Compulsory acquisition of rights; TP: Temporary possession

³ Denotes if voluntary agreement has been reached with the landowner – where Y, row is highlighted green

Obj No.	Name / Organisation (Landowner / Tenant)	IP/ AP Ref No[1]	RR Ref No	WR Ref No	Other Doc Ref No	BoR Part 1, 2, 3?	Plots	Powers (CA(L)/ CA(SS)/ CA(R)/ TP[2])	Purpose for which powers sought	Duration of TP	CA?	Blight?	Detail of negotiations and progress made since last update	Agreed?[3]	Status and summary of Objection	Outstanding matters, next steps and progress anticipated by end of Examination
115	Roadchef Motorways Limited					1	2-05	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 18 May 2022. A letter was issued on 23 September 2022 to highlight to tenants that Heads of Terms had been shared with landowners and to encourage and facilitate engagement for an agreement. Followed up to confirm receipt of tenant letter on 11 November 2022, confirmed on 7 December 2022. Updated Heads of Terms were sent to the tenant on 20 March 2023. Email sent on 30 June 2023 offering opportunity for a virtual meeting. Chaser email sent 14 July 2023 requesting availability for a Teams meeting to provide project update. The Applicant issued updated Head of Terms on 8 August 2023 to the landowner providing a further uplift on its commercial offer along with plan amends. The Applicant sent a further email to the landowner's agent as no response has been received to the email sent 8 August 2023. The Applicant sent another chaser email on 21 August 2023 to the tenant offering the opportunity for a Teams meeting to provide an update on the project. The Applicant sent a further email to the landowner's agent on 3 September 2023 as no response has been received to the email sent 8 August 2023. A further email was sent to the tenant on 8 September 2023, as no response had been received to the previous email. The Applicant sent a follow up email on the 20 September 2023, as no response had been received to the email sent of 8 September.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							2-06	TP	Construction access only	Full construction programme						
							2-07	TP	Working area	Full construction programme						
116	Robert John Spencer Hodgkinson					1	21-01	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. Follow up calls were made with confirmation that the Heads of Terms had been passed to the land agent. Comments have been provided on a number of clauses on the Heads of Terms provided by land agent. A meeting is in the process of being arranged with the land agent to discuss the feedback received. Site meeting requested with land agent on 5 October 2022. Call held with land agent on 7 November 2022 to discuss the Heads of Terms. A voicemail was left with the land agent to request meeting on 10 November 2022. Site meeting held with landowner on 10 November 2022 who raised concerns around access. Land agent provided comments and confirmed them by email on 14 November 2022. Land agent was contacted to request a meeting on 2 December 2022, and followed up on 10 January 2023. Meeting held on 17 January 2023 to provide an update on the scheme. Updated Heads of Terms were sent to the landowner and agent on 15 March 2023. Meeting held with land agent on 30 March 2023 to discuss the updated Heads of Terms. Meeting arranged and held on 9 May 2023. Email to land agent on 16 June 2023 asking for availabilities for a virtual meeting to receive feedback on revised Heads of Terms. Follow up calls and voice messages left to land agent on 19 and 23 June 2023, requesting availability for client Heads of Terms meetings. Email sent to landowner's agent on 30 June 2023 requesting a meeting week commencing 3 July 2023 to discuss Heads of Terms. Further email sent to landowner's agent on 12 July 2023 requesting availability for a meeting week commencing 17 July 2023. Response received from landowner's agent on 12 July 2023, to which the Applicant responded and a meeting has been arranged for 20 July 2023. The Applicant held a meeting with the landowners agent on 20 July 2023 to discuss the Heads of Terms and provide an update on the project. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. Further to recent engagement with the landowners agent on 20 July 2023, The Applicant issued updated Head of Terms on 1 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. An email was sent to the landowner's land agent to request comparables on 7 August 2023. An email was received from the land agent on 11 August 2023. A further email was sent to the land agent on 29 August 2023. The Applicant sent an email to the landowner's agent on 4 September 2023 to offer a project update meeting and to discuss any matters relating to the Heads of Terms in order to progress matters before the close of examination. The Applicant did not receive a response to the email sent on 3 September 2023, so the Applicant sent a further email requesting a response on 20 September 2023. Negotiations on signing the updated Heads of Terms are ongoing.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							21-02	CA(SS)	Pipeline	N/A						
							21-03	TP	Working area	Full construction programme						
							21-04	CA(SS)	Pipeline	N/A						
							21-05	CA(SS)	Pipeline	N/A						

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Obj No.	Name / Organisation (Landowner / Tenant)	IP/ AP Ref No[1]	RR Ref No	WR Ref No	Other Doc Ref No	BoR Part 1, 2, 3?	Plots	Powers (CA(L)/ CA(SS)/ CA(R)/ TP[2])	Purpose for which powers sought	Duration of TP	CA?	Blight?	Detail of negotiations and progress made since last update	Agreed?[3]	Status and summary of Objection	Outstanding matters, next steps and progress anticipated by end of Examination
117	Roger Goulding					1	6-19 6-25	CA(SS) CA(SS)	Pipeline Pipeline	N/A N/A	Y	N	Negotiations commenced May 2022. A letter was issued on 23 September 2022 to highlight to tenants that Heads of Terms had been shared with landowners and to encourage and facilitate engagement for an agreement. Followed up to confirm receipt of tenant letter on 11 November 2022, confirmed on 7 December 2022. Requested meeting with tenant on 4 January 2023 and chased for availability on 18 January and 9 February 2023. Updated Heads of Terms were sent to the tenant on 6 April 2023. Email sent on 30 June 2023 offering opportunity for a virtual meeting. Chaser email sent 14 July 2023 requesting availability for a Teams meeting to provide project update. Tenant emailed on 21 July 2023 that they would like a Heads of Terms meeting to be arranged. Further correspondence between the Applicant and landowner on 24 and 25 July and a teams meeting arranged for 28 July 2023. The Applicant and landowner held a teams meeting to discuss the Heads of Terms, the Applicant agreed to review a number of points and revert back once confirmed. Email sent to tenant on 4 August 2023 with a list of dates, requesting availability for a meeting. Tenant emailed on 7 August 2023 that a Teams meeting would be preferable. Email sent to the tenant on 17 August 2023 asking for availability for w/c 21 August 2023. On 23 August 2023, the Applicant provided a detailed response on the points discussed on 28 July 2023 and also provided updated bespoke Heads of Terms as requested by the landowner. A further response with a number of other queries was received from the landowner on 30 August 2023 to which the Applicant responded on 1 September 2023. Negotiations on signing the updated Heads of Terms are ongoing. A follow up email was sent to the tenant on 8 September 2023 as there had been no response to the previous one. The Applicant sent another follow up email on 18 September 2023, as no response had been received from the email sent on 8 September.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner

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Obj No.	Name / Organisation (Landowner / Tenant)	IP/ AP Ref No[1]	RR Ref No	WR Ref No	Other Doc Ref No	BoR Part 1, 2, 3?	Plots	Powers (CA(L)/ CA(SS)/ CA(R)/ TP[2])	Purpose for which powers sought	Duration of TP	CA?	Blight?	Detail of negotiations and progress made since last update	Agreed?[3]	Status and summary of Objection	Outstanding matters, next steps and progress anticipated by end of Examination	
118	S & A Shaw					1	6-20	TP	Construction compound	Full construction programme	Y	N	<p>Negotiations commenced May 2022. A letter was issued on 23 September 2022 to highlight to tenants that Heads of Terms had been shared with landowners and to encourage and facilitate engagement for an agreement. Tenant confirmed receipt of Heads of Terms with queries on 15 November 2022, which were answered. Land agent was contacted to arrange meetings for clients on 30 November, 2 and 6 December 2022, and followed up on 4 January 2023. Response received from land agent on 5 January 2023. Meeting held on 15 February 2023 to provide an update on the scheme. Meeting held with land agent on 27 March 2023 to discuss the updated Heads of Terms. Tenant Heads of Terms letter issued on the 14 April 2023. Further to the meeting on the 27 March 2023, the Applicant issued a response to the tenant's agent on 27 April 2023 providing an update on the key points relating to the Heads of Terms. Meeting arranged and held on 5 May 2023. The Applicant has been frequently requesting meetings with the landowner's agent to discuss the Heads of Terms - the Applicant is still awaiting confirmation from the landowner's agent on availability. A further follow up in this regard was sent on 18 May 2023. An email was received from the land agent on 23 May 2023 but did not provide a response to the Applicant's request for engagement or further meetings. Update meeting held with the landowner's agent on 12 June 2023 to discuss Heads of Terms. Call made to landowner's agent on 23 June 2023 to discuss Heads of Terms. Email sent to landowner's agent on 30 June 2023 requesting a meeting week commencing 3 July 2023 to discuss Heads of Terms. Further email sent to land agent on 11 July 2023 requesting availability for client meetings to further discuss Heads of Terms as no response received to email on 30 June 2023. The Applicant held a meeting with the landowners agent on 20 July 2023 to discuss the Heads of Terms and provide an update on the project. The Applicant sent an email to the tenant's agent on 21 August 2023 requesting a meeting to discuss the updated commercial offer within the latest Heads of Terms issued on 1 August 2023. The Applicant received a response from the tenant's agent on 22 August 2023 advising they do not wish to have any further meetings until the commercial offerings are further increased and that they will not be taking any steps to move forward unless the commercial offer is increased again. The Applicant responded on 30 August 2023 to express their disappointment that the tenant's agent did not wish to further engage. The Applicant also re-iterated that the uplifted commercial offering in place reflects recent comparable land transactions, is considered by the Applicant's advisors to be a fair reflection of the current open market value of the land, and no further increases are proposed. A further response was then received on 31 August 2023 from the tenant's agent clarifying that they would continue to engage with the Applicant. The Applicant responded to the tenant's agent on 31 August 2023 reconfirming their position on the commercial offering. The Applicant will seek to meet with the tenant's agent in order to try and resolve this matter. The Applicant received a response from the tenant's agent on 5 September 2023 advising they would be willing to meet for a meaningful discussion. The Applicant responded on 8 September 2023 and provided further evidence of recent comparable market transactions and requested a meeting to discuss the Heads of Terms. The Applicant met with the tenant's agent on 11 September 2023 and provided a general project update in terms of examination timescales and progress. Further emails were exchanged prior to this meeting. The tenant's agent called the Applicant on 12 September 2023 to request the tenant's uplifted Heads of Terms be sent to two of their colleagues - the Applicant emailed the Heads of Terms on 13 September 2023. The Applicant sent a further email on 20 September 2023 requesting availability for a meeting to have a further discussion on the Heads of Terms, in particular regarding recent comparable market transactions. Negotiations on signing the Heads of Terms are ongoing.</p>	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner	
							6-22	CA(SS)	Pipeline	N/A							
							6-27	CA(R)	Access to pipeline	N/A							
							6-28	CA(SS)	Pipeline	N/A							

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Obj No.	Name / Organisation (Landowner / Tenant)	IP/ AP Ref No[1]	RR Ref No	WR Ref No	Other Doc Ref No	BoR Part 1, 2, 3?	Plots	Powers (CA(L)/ CA(SS)/ CA(R)/ TP[2])	Purpose for which powers sought	Duration of TP	CA?	Blight?	Detail of negotiations and progress made since last update	Agreed?[3]	Status and summary of Objection	Outstanding matters, next steps and progress anticipated by end of Examination
119	Shell U.K. Limited Tenant: Roadchef Tenant: Shell Chemicals U.K. Limited					1	1-01a	CA(R)	Access to Ince AGI	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. Meeting held on 5 July 2022 to discuss the project and crossing points. Requested a site meeting, to which dates were offered have been offered and further followed up on 15 September 2022 and 21 September 2022. A further letter was issued on 23 September 2022 to highlight to tenants that Heads of Terms had been shared with landowners and to encourage and facilitate engagement for an agreement. A site meeting is being arranged and negotiations are ongoing. A further letter was issued on 30 September 2022 to remove a residential property from the Order Limits. Further Heads of Terms issued on 30 September 2022. Call held with land agent on 21 October 2022 to discuss route of pipeline and crossing points. Plan provided on 25 October 2022. An updated Heads of Terms pack with amended plan was issued on 7 November 2022. Call held on 29 November 2022 to confirm technical points for Shell pipeline and Heads of Terms. Meeting arranged on 9 December 2022 and held on 15 December 2022 to provide a project update. Updated Heads of Terms were sent to the landowner and agent on 20 March 2023. Further correspondence from Shell on 22 March 2023 and 23 March 2023 wishing to engage with discussions for land acquisition. Further detail on crossing of existing Shell infrastructure had been requested and was then provided by the Applicant. Negotiations ongoing. The Applicant issued a draft Statement of Common Ground to the landowner on the 24 April 2023 and also requested a draft crossing agreement for review by the Applicant. The Applicant sent a follow up email on 27 April 2023 to the landowner's agent requesting an update on the draft Statement of Common Ground. The Applicant sent a further email to the landowner's agent on 23 May 2023 as no response has yet been received. The Applicant sent the landowner's agent a further email on 5 June 2023 and again on 12 June 2023 as no response had been received to the Applicant's email on 23 May 2023. Further email sent on 30 June 2023 to the landowner's agent as no response has yet been received to the email from 23 May 2023. The Applicant sent a further email to the landowner's agent on 4 July 2023 to which the agent then responded on the same day. The Applicant followed up with a phone call to the landowner's agent on 4 July 2023. Further email sent by the Applicant to the landowner's agent on 7 July 2023, to which a response was received on 7 July 2023. The Applicant sent a further email to the landowners agent on 17 July 2023 regarding a meeting to discuss Heads of Terms. A response was received from the agent on 17 July 2023 and a meeting has been arranged for 25 July 2023. The Applicant undertook a teams meeting with Shell on 25 July 2023 to discuss Heads of Terms and the plans. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. The Applicant issued updated Head of Terms on 8 August 2023 to the landowner providing a further uplift on its commercial offer along with plan amends. The Applicant sent a further email to the landowner's agent on 3 and 19 September 2023, requesting an update on the Heads of Terms and a copy of their standard crossing agreement, as no response has been received to the email sent on 8 August 2023.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							1a-01	CA(R)	Access to Ince AGI	N/A						
							1a-02	CA(R)	Access to Ince AGI	N/A						
							1a-03	CA(R)	Access to Ince AGI	N/A						
							2-02	TP	Working area	Full construction programme						
							2-02a	CA(R)	Access to pipeline	N/A						
							2-03	CA(SS)	Pipeline	N/A						
							2-05	CA(SS)	Pipeline	N/A						
							2-06	TP	Construction access only	Full construction programme						
							2-07	TP	Working area	Full construction programme						
							2-08	CA(SS)	Pipeline	N/A						
							2-09	CA(SS)	Pipeline	N/A						
							3-04	CA(R)	Access to Stanlow AGI	N/A						
							3-06	CA(R)	Access to Stanlow AGI	N/A						
							3-11	CA(SS)	Pipeline	N/A						
							3-12	CA(L)	Stanlow AGI	N/A						
							3-18	CA(SS)	Pipeline	N/A						
							3-18a	CA(L)	Mitigation	N/A						
							4-14	CA(SS)	Pipeline	N/A						
							4-15	CA(SS)	Pipeline	N/A						
							4-19	CA(SS)	Pipeline	N/A						
							5-07	CA(L)	Mitigation	N/A						
							5-08	CA(R)	Access to pipeline	N/A						
							5-12	CA(SS)	Pipeline	N/A						
							5-14	CA(SS)	Pipeline	N/A						
							6-20	TP	Construction compound	Full construction programme						
							6-22	CA(SS)	Pipeline	N/A						
							6-24	CA(SS)	Pipeline	N/A						
							6-25	CA (SS)	Pipeline	N/A						
							16-20	CA(SS)	Pipeline	N/A						
16-21	CA(SS)	Pipeline	N/A													
16-22	CA(SS)	Pipeline	N/A													
16-26	CA(SS)	Pipeline	N/A													
16-27	CA(SS)	Pipeline	N/A													
16-28	TP	Working area	Full construction programme													
16-28a	CA(R)	Access to pipeline	N/A													
16-29	CA(R)	Access to pipeline	N/A													
16-30	CA(R)	Access to pipeline	N/A													
17-03	CA(L)	Aston Hill BVS	N/A													
17-05	TP	Working area	Full construction programme													
17-06	CA(SS)	Pipeline	N/A													
19-05	CA(SS)	Pipeline	N/A													
19-06	TP	Construction access only	Full construction programme													

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120	Sir Charles Angus Gladstone, David John Bickerton and James Carwithen Greenwood Tenant: 1) Peter Harden 2) Andrew Mullock 3) Ian Bentley 4) John Wrench 5) David John Edge 6) Stephanie Roberts 7) A White Events Limited 8) Penny Connah and Peter Connah 9) Hawarden Community Council				REP4-284	1	12-11	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. Further Heads of Terms for a proposed compound were issued on 27 August 2022. Follow up on 27 July 2022 and 9 August 2022 confirmed that the land agent had received the Heads of Terms but had concerns relating to professional fees. Comments have been provided on the Heads of Terms, provided by the land agent. Heads of Terms for mines and minerals issued on 10 September 2022. Meeting was held with land agent on 13 September 2022. Key issues related to professional fees and land valuations. Evidence of comparables are currently being produced and considered and further negotiations will be ongoing. A further Heads of Terms agreement was issued on 23 September 2022 for mitigation land. A further letter was issued on 23 September 2022 to highlight to tenants that Heads of Terms had been shared with landowners and to encourage and facilitate engagement for an agreement. An email was sent on 29 September 2022, advising of an additional plot to be included in the Heads of Terms. Email sent to land agent on 9 November 2022 to provide update on amended Heads of Terms, which the land agent acknowledged on 10 November 2022. Updated Heads of Terms were sent to the landowner and agent on 20 March 2023. Email from land agent on 31 March 2023 stated that updated terms are not acceptable. Email correspondence on 8 April 2023 to organise a meeting for the 19 April 2023. A meeting was held with the landowner on 19 April 2023 to provide an update on the project and discuss the project requirements. Heads of Terms for drainage were sent to the landowner and agent on 28 April 2023. Follow up call attempted on 23 May 2023 to follow up and voicemail left. Email sent to the landowner's agent on 16 June 2023 requesting a further meeting to discuss Heads of Terms. Meeting held on 23 June 2023 to discuss Heads of Terms. Further email sent by the Applicant on 4 July 2023 to landowner's agent requesting an update on Heads of Terms, and response received on 5 July 2023. Agreed on 5th July that revised Heads of Terms are to be provided and distributed to agent, and a tenancy agreement to be provided for plot 17-02. Updated Heads of Terms issued to the landowners agent on 18 July 2023. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. Further to recent engagement with the landowners agent on 23 June 2023, The Applicant issued updated Head of Terms on 1 August 2023 and 7 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. The Applicant sent a follow up email on 29 August 2023 to the landowner's agent requesting an update on the Heads of Terms. The Applicant received a response on 29 August 2023 from the landowner's agent advising they would not be proceeding with the signature of these Heads of Terms at present. The Applicant sent an email to the landowner's agent on 30 August regarding the Heads of Terms following up from a telephone call on the same day. The Applicant intends to meet with the landowner's agent to further discuss matters with the hope of closing out all remaining points before the end of examination. The Applicant sent an email to landowner's agent on 5 September 2023. The agent replied stating they are happy to meet. A date is set to be arranged. The Applicant tried to call the landowner's agent on 14 and 19 September 2023 to arrange a meeting. The agent was not available on either occasion, so a message was left with their secretary. The applicant is continuing to chase in order to arrange a meeting. Negotiations on signing the updated Heads of Terms are ongoing.	N	None received (see tenants)	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							12-12	CA(SS)	Pipeline	N/A						
							12-12a	TP	Construction compound	Full construction programme						
							12-13	TP	Construction compound	Full construction programme						
							12-14	CA(SS)	Pipeline	N/A						
							12-15	TP	Construction compound	Full construction programme						
							12-16	TP	Construction compound	Full construction programme						
							12-17	TP	Construction compound	Full construction programme						
							12-18	CA(SS)	Pipeline	N/A						
							12-19	CA(SS)	Pipeline	N/A						
							12-20	CA(SS)	Pipeline	N/A						
							12-21	CA(R)	Access to pipeline	N/A						
							13-01	CA(R)	Access to pipeline	N/A						
							13-02	CA(R)	Access to pipeline	N/A						
							13-03	CA(R)	Access to pipeline	N/A						
							13-04	CA(R)	Access to pipeline	N/A						
							13-05	CA(R)	Access to pipeline	N/A						
							13-06	CA(R)	Access to pipeline	N/A						
							13-07	CA(SS)	Pipeline	N/A						
							13-08	CA(SS)	Pipeline	N/A						
							13-09	CA(SS)	Pipeline	N/A						
							13-10	CA(R)	Access to pipeline	N/A						
							13-11	CA(R)	Access to pipeline	N/A						
							13-12	CA(SS)	Pipeline	N/A						
							13-13	TP	Construction access only	Full construction programme						
							13-14	TP	Construction compound	Full construction programme						
							13-15	TP	Construction access only	Full construction programme						
							13-16	TP	Construction compound	Full construction programme						
							13-17	TP	Construction access only	Full construction programme						
							13-18	TP	Construction access only	Full construction programme						
13-19	TP	Working area	Full construction programme													
13-20	CA(SS)	Pipeline	N/A													
13-21	CA(SS)	Pipeline	N/A													
14-01	TP	Construction compound	Full construction programme													
14-02	TP	Construction access only	Full construction programme													
14-03	TP	Construction access only	Full construction programme													
14-04	CA(SS)	Pipeline	N/A													
14-05	CA(SS)	Pipeline	N/A													
14-06	CA(SS)	Pipeline	N/A													
14-07	CA(SS)	Pipeline	N/A													
14-08	CA(SS)	Pipeline	N/A													
14-11	CA(R)	Access to pipeline	N/A													
14-14	TP	Construction compound	Full construction programme													
14-14a	CA(R)	Access to pipeline	N/A													
14-20	CA(R)	Access to pipeline	N/A													
14-22	CA(R)	Access to pipeline	N/A													
14-23	TP	Working area	Full construction programme													
14-24	TP	Working area	Full construction programme													
14-25	TP	Working area	Full construction programme													

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Obj No.	Name / Organisation (Landowner / Tenant)	IP/AP Ref No[1]	RR Ref No	WR Ref No	Other Doc Ref No	BoR Part 1, 2, 3?	Plots	Powers (CA(L)/ CA(SS)/ CA(R)/ TP[2])	Purpose for which powers sought	Duration of TP	CA?	Blight?	Detail of negotiations and progress made since last update	Agreed?[3]	Status and summary of Objection	Outstanding matters, next steps and progress anticipated by end of Examination
							14-26	TP	Working area	Full construction programme						
							14-27	TP	Working area	Full construction programme						
							14-28	CA(SS)	Pipeline	N/A						
							14-29	CA(SS)	Pipeline	N/A						
							14-30	CA(SS)	Pipeline	N/A						
							14-30a	TP	Access to pipeline	Full construction programme						
							15-01	CA(SS)	Pipeline	N/A						
							15-01a	TP	Access to pipeline	Full construction programme						
							15-02	TP	Working area	Full construction programme						
							15-02a	CA(R)	Access to pipeline	N/A						
							15-03	CA(SS)	Pipeline	N/A						
							15-04	CA(SS)	Pipeline	N/A						
							15-05	CA(SS)	Pipeline	N/A						
							15-06	CA(SS)	Pipeline	N/A						
							15-07	CA(SS)	Pipeline	N/A						
							15-08	CA(SS)	Pipeline	N/A						
							15-09	CA(R)	Access to pipeline	N/A						
							15-10	CA(R)	Access to pipeline	N/A						
							15-11	CA(SS)	Pipeline	N/A						
							15-12	CA(SS)	Pipeline	N/A						
							15-13	CA(SS)	Pipeline	N/A						
							15-14	CA(R)	Access to pipeline	N/A						
							16-01	TP	Construction access only	Full construction programme						
							16-02	CA(SS)	Pipeline	N/A						
							16-05	CA(SS)	Pipeline	N/A						
							16-06	TP	Working area	Full construction programme						
							16-06a	TP	Working area	Full construction programme						
							16-07	TP	Working area	Full construction programme						
							16-08	TP	Working area	Full construction programme						
							16-09	TP	Working area	Full construction programme						
							16-09a	CA(SS)	Pipeline	N/A						
							16-10	CA(SS)	Pipeline	N/A						
							16-14	CA(SS)	Pipeline	N/A						
							16-15	CA(SS)	Pipeline	N/A						
							16-16	CA(SS)	Pipeline	N/A						
							16-17	TP	Working area	Full construction programme						
							16-18	CA(SS)	Pipeline	N/A						
							16-19	CA(SS)	Pipeline	N/A						
							16-20	CA(SS)	Pipeline	N/A						
							16-21	CA(SS)	Pipeline	N/A						
							16-22	CA(SS)	Pipeline	N/A						
							16-23	CA(SS)	Pipeline	N/A						
							16-26	CA(SS)	Pipeline	N/A						
							16-27	CA(SS)	Pipeline	N/A						
							16-28	TP	Working area	Full construction programme						
							16-28a	CA(R)	Access to pipeline	N/A						
							16-29	CA(R)	Access to pipeline	N/A						
							16-30	CA(R)	Access to pipeline	N/A						
							17-01	CA(SS)	Pipeline	N/A						
							17-02	CA(SS)	Pipeline	N/A						
							17-03	CA(L)	Aston Hill BVS	N/A						
							17-04	CA(L)	Aston Hill BVS	N/A						

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² CA(L): Compulsory acquisition of land at the surface; CA(SS): Compulsory acquisition of subsurface; CA(R): Compulsory acquisition of rights; TP: Temporary possession

³ Denotes if voluntary agreement has been reached with the landowner – where Y, row is highlighted green

Obj No.	Name / Organisation (Landowner / Tenant)	IP/ AP Ref No[1]	RR Ref No	WR Ref No	Other Doc Ref No	BoR Part 1, 2, 3?	Plots	Powers (CA(L)/ CA(SS)/ CA(R)/ TP[2])	Purpose for which powers sought	Duration of TP	CA?	Blight?	Detail of negotiations and progress made since last update	Agreed?[3]	Status and summary of Objection	Outstanding matters, next steps and progress anticipated by end of Examination
							17-05	TP	Working area	Full construction programme						
							17-06	CA(SS)	Pipeline	N/A						
							17-07	CA(SS)	Pipeline	N/A						
							17-08	CA(SS)	Pipeline	N/A						
							17-09	TP	Working area	Full construction programme						
							17-10	TP	Working area	Full construction programme						
							17-11	TP	Working area	Full construction programme						
							17-12	CA(SS)	Pipeline	N/A						
							17-13	CA(SS)	Pipeline	N/A						
							17-14	CA(SS)	Pipeline	N/A						
							17-38	TP	Working area	Full construction programme						
							17-40	CA(SS)	Pipeline	N/A						
							17-43	CA(L)	Mitigation	N/A						
							18-05	CA(SS)	Pipeline	N/A						
							18-17	TP	Working area	Full construction programme						
							18-21	CA(SS)	Pipeline	N/A						
							18-22	CA(SS)	Pipeline	N/A						
							18-23	CA(SS)	Pipeline	N/A						
							18-28	CA(SS)	Pipeline	N/A						
							18-30	CA(SS)	Pipeline	N/A						
121	Stephanie Roberts		051			1	15-05	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced September 2022. A letter was issued on 23 September 2022 to highlight to tenants that Heads of Terms had been shared with landowners and to encourage and facilitate engagement for an agreement. Land agent was contacted to arrange meetings for clients on 2 December 2022, and followed up on 7 December 2022 where land agent provided comments on Heads of Terms and confirmed wish for meeting to discuss project for his clients. Meeting arranged and held on 5 January 2023 to provide project update. Updated Heads of Terms were sent to the tenant and agent on 20 March 2023. Meeting held with land agent on 27 March 2023 to discuss the updated Heads of Terms. Request received from land agent on 6 April 2023 for a meeting. Meeting arranged on 5 May 2023 but then postponed at the request of land agent. Follow up calls made to land agent on 12 and 22 May 2023 to rearrange meeting. Update meeting held with the landowners agent on 2 June 2023 to discuss Heads of Terms. Following the meeting on 2 June, the Applicant provided a further update to the points discussed on 6 June 2023. Email sent to the tenant's landlord on 16 June 2023 requesting a further meeting to discuss Heads of Terms. Meeting held on 23 June 2023 with landlord's land agent to discuss Heads of Terms. Email sent to the landowner's land agent on 30 June 2023 requesting a meeting week commencing 3 July 2023 to discuss Heads of Terms. Further email sent by the Applicant on 4 July 2023 to landowner's agent requesting an update on Heads of Terms, and response received on 5 July 2023. Response received from landowner's land agent on 10 July providing availability for a meeting to discuss Heads of Terms. The Applicant replied on 11 July offering availability for a meeting on week commencing 17 July 2023. Updated Heads of Terms issued to the tenant's landlord on 18 July 2023. The Applicant held a meeting with the landowners agent on 20 July 2023 to discuss the Heads of Terms and provide an update on the project. A meeting was held with the tenant's agent on 11 August 2023 to provide a general project update. A further call was made to the tenant's agent on 1 September 2023. The Applicant sent a follow up email on 29 August 2023 to the landowner's agent requesting an update on the Heads of Terms. The Applicant received a response on 29 August 2023 from the landowner's agent advising they would not be proceeding with the signature of these Heads of Terms at present. The Applicant sent an email to the landowner's agent on 30 August regarding the Heads of Terms following up from a telephone call on the same day. The Applicant intends to meet with the landowner's agent the week commencing 4 September 2023 to further discuss matters with the hope of closing out all remaining points before the end of examination. The Applicant tried to call the tenant's landlord's agent on 14 and 19 September 2023 to arrange a meeting. The agent was not available on either occasion, so a message was left with their secretary. The Applicant is continuing to chase in order to arrange a meeting. The Applicant did not receive a response to the email sent to the tenant's agent on 4 September 2023, so the Applicant sent a further email requesting a response on 20 September 2023. Negotiations on signing the updated Heads of Terms are ongoing.	N	Discussions ongoing. Issues relate to line of pipeline, easement width and Option area, Heads of Terms, accommodation works, health concerns, blight etc.	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							15-06	CA(SS)	Pipeline	N/A						

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³ Denotes if voluntary agreement has been reached with the landowner – where Y, row is highlighted green

Obj No.	Name / Organisation (Landowner / Tenant)	IP/ AP Ref No[1]	RR Ref No	WR Ref No	Other Doc Ref No	BoR Part 1, 2, 3?	Plots	Powers (CA(L)/ CA(SS)/ CA(R)/ TP[2])	Purpose for which powers sought	Duration of TP	CA?	Blight?	Detail of negotiations and progress made since last update	Agreed?[3]	Status and summary of Objection	Outstanding matters, next steps and progress anticipated by end of Examination
122	Stephen Derrick Boyling					1	11-09	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. Comments have been provided on a number of clauses on the Heads of Terms provided by land agent. Meeting held with land agent for all associated clients on 14 September 2022. Key issues related to lift and shift clauses, consideration payments and professional fees. A further letter was issued on 23 September 2022 to highlight to tenants that Heads of Terms had been shared with landowners and to encourage and facilitate engagement for an agreement. Landowner noted request for meeting to ecology surveyors when on site on 25 October 2022. Follow up call made on 2 November 2022 to provide project update. Request made to land agent to arrange meeting on 4 November 2022. Further call from landowner requesting meeting received on 11 November 2023, which was arranged and held on 16 November 2023. Land agent was contacted to arrange meetings for clients on 30 November, 2 and 6 December 2022, and followed up on 4 January 2023. Response received from land agent on 5 January 2023. Meeting held on 7 February 2023 to provide an update on the scheme. Updated Heads of Terms were sent to the landowner and agent on 15 March 2023. Meeting held with land agent on 27 March 2023 to discuss the updated Heads of Terms. Further to the meeting on 27 March 2023, the Applicant issued a response to the landowner's agent on 27 April 2023 providing an update on the key points relating to the Heads of Terms. The Applicant has been frequently requesting meetings with the landowner's agent to discuss the Heads of Terms - the Applicant is still awaiting confirmation from the landowner's agent on availability. A further follow up in this regard was sent on 18 May 2023. An email was received from the land agent on 23 May 2023 but did not provide a response to the Applicant's request for engagement or further meetings. Update meeting held with the landowner's agent on 12 June 2023 to discuss Heads of Terms. Call made to landowner's agent on 23 June 2023 to discuss Heads of Terms. Email sent to landowner's agent on 30 June 2023 requesting a meeting week commencing 3 July 2023 to discuss Heads of Terms. Further email sent to land agent on 11 July 2023 requesting availability for client meetings to further discuss Heads of Terms as no response received to email on 30 June 2023. The Applicant held a meeting with the landowners agent on 20 July 2023 to discuss the Heads of Terms and provide an update on the project. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. Further to recent engagement with the landowners agent on 20 July 2023, The Applicant issued updated Head of Terms on 1 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. The Applicant sent an email to the landowner's agent on 21 August 2023 requesting a meeting to discuss the updated commercial offer within the latest Heads of Terms issued on 1 August 2023. The Applicant received a response from the landowner's agent on 22 August 2023 advising they do not wish to have any further meetings until the commercial offerings are further increased and that they will not be taking any steps to move forward unless the commercial offer is increased again. The Applicant responded on 30 August 2023 to express their disappointment that the landowners' agent did not wish to further engage. The Applicant also reiterated that the uplifted commercial offering in place reflects recent comparable land transactions, is considered by the Applicant's advisors to be a fair reflection of the current open market value of the land, and no further increases are proposed. A further response was then received on 31 August 2023 from the landowner's agent clarifying that they would continue to engage with the Applicant. The Applicant responded to the landowner's agent on 31 August 2023 reconfirming their position on the commercial offering. The Applicant will seek to meet with the landowner's agent in order to try and resolve this matter. The Applicant received a response from the landowner's agent on 5 September 2023 advising they would be willing to meet for a meaningful discussion. The Applicant responded on 8 September 2023 and provided further evidence of recent comparable market transactions and requested a meeting to discuss the Heads of Terms. The Applicant met with the landowner's agent on 11 September 2023 and provided a general project update in terms of examination timescales and progress. Further emails were exchanged prior to this meeting. The landowner's agent called the Applicant on 12 September 2023 to request the landowner's uplifted Heads of Terms be sent to two of their colleagues - the Applicant emailed the Heads of Terms on 13 September 2023. The Applicant sent a further email on 20 September 2023 requesting availability for a meeting to have a further discussion on the Heads of Terms, in particular regarding recent comparable market transactions. Negotiations on signing Heads of Terms are ongoing.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							11-10	CA(SS)	Pipeline	N/A						
							11-11	CA(SS)	Pipeline	N/A						
							11-13	CA(SS)	Pipeline	N/A						
							11-16		Pipeline	N/A						

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123	Stephen William Oultram		030	REP1-082	PDA-006, REP4-292, REP6-051 & 052, REP7-325	1	18-02	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. Meeting held on 12 August 2022 to discuss the Heads of Terms and project. Concerns raised relating to the pipeline route and a new slurry tank erected in field adjacent to house. Further Heads of Terms for a proposed compound were issued on 27 August 2022. Land agent provided comments on Heads of Terms. A further Heads of Terms agreement was issued on 23 September 2022 for mitigation land. A further letter was issued on 23 September 2022 to highlight to tenants that Heads of Terms had been shared with landowners and to encourage and facilitate engagement for an agreement. Meeting with land agent on 5 October 2022 to discuss Heads of Terms and provide comments. Site meeting with landowner held on 7 December 2022 to undertake a farm impact assessment. A further site meeting was held on 17 February 2023 with landowner and land agent to discuss project requirements. Further correspondence was had with the Landowner on 28 February 2023. Landowner confirmed name of legal advisors on 6 March 2023, which was acknowledged on 8 March 2023. Further meeting held with land agent on 27 March 2023 to discuss the updated Heads of Terms, and confirmed that updated Heads of Terms were in progress but were being held while further consideration is had relating to construction compound and land impacts. Meeting arranged and held on 5 May 2023. Further meeting arranged and held on 19 May 2023 to discuss project requirements. The landowner has requested that further updates of the Heads of Terms are placed on hold until a satisfactory agreement between the parties is reached. A discussion took place with the landowner's agent at the compulsory acquisition hearing on 7 June 2023 and agreed further updates would be provided regarding the Heads of Terms and other matters related to their representations. Telephone call with the landowner's land agent on 15 June 2023 and again on 19 June 2023 to discuss Heads of Terms and matters relating to their representations. The Applicant issued a formal letter to the landowner on 26 June 2023 providing a status update on a number of key project updates including change request 3. Phone call to landowner's agent on 29 June 2023 requesting a site visit, a meeting has been arranged for 7 July 2023. Further email sent to the landowner's agent and the landowner with a copy of the letter sent on 26 June 2023. Site meeting with landowner and land agent on 7 July 2023 to discuss Change Request 2 and 3 along with the Heads of Terms. The Applicant had a telephone call with the landowners agent on 7 August 2023 regarding Heads of Terms. The Applicant is committed to continued engagement with the landowner, with the aim to further resolve the landowner's remaining objections, however some distance between the parties remain. Further to the Compulsory Acquisition hearing on the 10 August 2023 the Applicant arranged a meeting with the landowners agent for the 14 August 2023. The Applicant met with the landowners agent on 14 August 2023 to discuss the key issues raised within the compulsory acquisition hearing. The Applicant and the landowners agent agreed the heads of terms could be further bespoke to accommodate and facilitate a number of the landowners requests. The landowners agent agreed that it would be best to send the Heads of Terms to himself in the first instance so these could be discussed with his client. The Applicant issued updated bespoke heads of terms to the landowner's agent on 22 August 2023. The Applicant received an email from the landowner on 18 August 2023 requesting a copy of the D.7.52 Ewloe Routing and Mitigation Position Paper. The Applicant responded on 19 August 2023 with a link to the paper and offered to hand deliver a copy of this. A further email was received from the landowner on 21 August 2023 requesting further information to which the landowner provided a detailed response on 31 August 2023. The Applicant also hand delivered and spoke at length with the landowner regarding their concerns on 25 August 2023 and the landowner advised the Applicant that his agent had not yet discussed the updated heads of terms with them. The Applicant met with the landowners agent on 15 September 2023 and provided a general project update, the landowners agent advised they would be meeting with the landowner on 18 September 2023 to further discuss the Heads of Terms. The Applicant remains committed to engaging and negotiating with the landowner and their agent however at this current stage it is unlikely a voluntary agreement will be reached before the close of examination.	N	Discussions ongoing. Issues relate to line of pipeline, easement width and Option area, Heads of Terms, accommodation works, health concerns, blight, drainage and soil fertility, insurance, proximity of farm buildings and viability/impacts on farm business etc.	The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							18-03	CA(SS)	Pipeline	N/A						
							18-04	CA(SS)	Pipeline	N/A						
							18-05	CA(SS)	Pipeline	N/A						
							18-06	CA(SS)	Pipeline	N/A						
							18-07	CA(SS)	Pipeline	N/A						
							18-10	CA(SS)	Pipeline	N/A						
							18-11	CA(SS)	Pipeline	N/A						
							18-13	TP	Construction compound	Full construction programme						
							18-14	CA(SS)	Pipeline	N/A						
							18-16	TP	Working area	Full construction programme						
							18-18	CA(SS)	Pipeline	N/A						
							18-19	CA(SS)	Pipeline	N/A						
							18-20	CA(SS)	Pipeline	N/A						
							18-20a	CA(SS)	Pipeline	N/A						
							18-21	CA(SS)	Pipeline	N/A						
							18-22	CA(SS)	Pipeline	N/A						
							18-23	CA(SS)	Pipeline	N/A						
							18-25	CA(SS)	Pipeline	N/A						
							19-03	CA(SS)	Pipeline	N/A						
19-04	CA(SS)	Pipeline	N/A													
19-04a	CA(L)	Mitigation	N/A													
19-04b	CA(L)	Mitigation	N/A													
19-04c	TP	Working area	Full construction programme													
19-04d	CA(L)	Alltami Brook Pipe Bri	N/A													

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124	Susan Mary Lloyd Tenant: William Merfyn Parry					1	27-01	CA(SS)	Pentre Halkyn BVS	Full construction programme	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for AGI and pipeline issued on 27 August 2022. A meeting was held with the landowner on site on 13 June 2022 to discuss the project and land use. A follow up to confirm receipt of Heads of Terms was attempted on 16 September 2022 and landowner requested further information and confirmed they have been in touch with the land agent. Comments have been provided on a number of clauses on the Heads of Terms provided by land agent. A meeting is in the process of being arranged with the land agent to discuss the feedback received. A further letter was issued on 23 September 2022 to highlight to tenants that Heads of Terms had been shared with landowners and to encourage and facilitate engagement for an agreement. Site meeting requested with land agent on 5 October 2022. Site meeting held with landowner on 11 October 2022. An updated Heads of Terms pack was issued on 7 November 2022 with an updated plan. Call held with land agent on 11 November 2022 to discuss the Heads of Terms. Land agent provided comments and confirmed them by email on 14 November 2022. Land agent was contacted to request a meeting on 2 December 2022, and followed up on 10 January 2023. Meeting held on 17 January 2023 to provide an update on the scheme. Meeting held with land agent on 30 March 2023 to discuss the updated Heads of Terms. Updated Heads of Terms were sent to the landowner and agent on 6 April 2023. Meeting arranged and held on 9 May 2023. Email to land agent on 16 June 2023 asking for availabilities for a virtual meeting to receive feedback on revised Heads of Terms. Follow up calls and voice messages left to land agent on 19 and 23 June 2023, requesting availability for client Heads of Terms meetings. Email sent to landowner's agent on 30 June 2023 requesting a meeting week commencing 3 July 2023 to discuss Heads of Terms. Further email sent to landowner's agent on 12 July 2023 requesting availability for a meeting week commencing 17 July 2023. Response received from landowner's agent on 12 July 2023, to which the Applicant responded and a meeting has been arranged for 20 July 2023. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. Further to recent engagement with the landowners agent on 20 July 2023, the Applicant issued updated Head of Terms on 1 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. New land agent has been appointed to act on behalf of landowner on 1 August 2023. The Applicant sent an email to the landowner's agent on 21 August 2023 requesting a meeting to discuss the updated commercial offer within the latest Heads of Terms issued on 1 August 2023. The Applicant received a response from the landowner's agent on 22 August 2023 advising they do not wish to have any further meetings until the commercial offerings are further increased and that they will not be taking any steps to move forward unless the commercial offer is increased again. The Applicant responded on 30 August 2023 to express their disappointment that the landowners' agent did not wish to further engage. The Applicant also re-iterated that the uplifted commercial offering in place reflects recent comparable land transactions, is considered by the Applicant's advisors to be a fair reflection of the current open market value of the land, and no further increases are proposed. A further response was then received on 31 August 2023 from the landowner's agent clarifying that they would continue to engage with the Applicant. The Applicant responded to the landowner's agent on 31 August 2023 reconfirming their position on the commercial offering. The Applicant will seek to meet with the landowner's agent in order to try and resolve this matter. The Applicant received a response from the landowner's agent on 5 September 2023 advising they would be willing to meet for a meaningful discussion. The Applicant responded on 8 September 2023 and provided further evidence of recent comparable market transactions and requested a meeting to discuss the Heads of Terms. A positive meeting was held with the landowner, their agent and the tenant on 11 September 2023 providing a general project update in terms of examination timescales and progress. The landowner's agent called the Applicant on 12 September 2023 to request the landowner's uplifted Heads of Terms be sent to two of their colleagues - the Applicant emailed the Heads of Terms on 13 September 2023. The Applicant sent a further email on 20 September 2023 requesting availability for a meeting to have a further discussion on the Heads of Terms, in particular regarding recent comparable market transactions. Negotiations on signing the Heads of Terms are ongoing.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							27-02	TP	Working area	N/A						
							27-03	CA(L)	Pentre Halkyn BVS	Full construction programme						
							28-01	TP	Working area	N/A						
							28-03	CA(R)	Access to Pentre Halkyn BVS	N/A						
28-04	CA(L)	Pentre Halkyn BVS	N/A													

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125	Tacia Holdings Limited Tenant: The Longview Equine Company Limited					1	8-07	CA(SS)	Pipeline	Full construction programme	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for AGI and pipeline issued on 27 August 2022. Further Heads of Terms for a proposed compound were also issued on 27 August 2022. Landowner acknowledged receipt on 2 September 2022. Follow up call was made on 15 September 2022 and 21 September 2022 to request availabilities for a site meeting. A further letter was issued on 23 September 2022 to highlight to tenants that Heads of Terms had been shared with landowners and to encourage and facilitate engagement for an agreement. Follow up with representative on 5 October 2022, who confirmed that comments are still awaited from landowner. Followed up again on 26 October, 17 November and 9 December 2022. Email received from representative on 9 December 2022 requesting we contact landowner directly, to which we requested contact details. Follow up sent to landowner's contact details on 15 December 2022, 4 January and 12 January 2023. Email from landowner on 13 January 2023 confirmed they would review the documents and respond. A further follow up was made on 20 January 2023. Meeting held with the landowner's tenant on 27 January 2023 who confirmed he would also make contact with the landowner. Updated Heads of Terms for the AGI and pipeline were sent to the landowner and on 6 April 2023. Updated Heads of Terms for a proposed compound were sent to the landowner on 18 April 2023. Follow up email was sent on 16 May 2023 to request initial comments and availability for a meeting. Call to tenant on 12 June 2023 and follow up email sent to ask for potential contact details for freeholder which would help with negotiations. Follow up email sent updated email address for landowner, with copies of the revised Heads of Terms and requesting comments once they have had a chance to review. Response email from landowner saying they will review the revised Heads of Terms and will revert with comments on 20 June 2023. Chaser email sent on 30 June 2023 asking for comments on Heads of Terms. Further chaser email sent to landowner on 11 July 2023 asking for comments on Heads of Terms. Chaser email for comments on Heads of Terms sent to landowner on 26 July 2023. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. The Applicant issued updated Head of Terms on 1 August 2023 to the landowner providing a further uplift on its commercial offer. Emailed landowner with electronic copy of Heads of Terms on 17 August 2023 and offered opportunity to have a follow up site meeting. Landowner confirmed receipt of electronic copy on 17 August 2023. A follow up email was sent to the landowner on 8 and 18 September 2023. Negotiations on signing the updated Heads of Terms are ongoing.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							8-08	TP	Working area	Full construction programme						
							8-09	TP	Construction compound	N/A						
							8-10	CA(SS)	Pipeline	N/A						
							8-11	CA(SS)	Pipeline	N/A						
							8-12	CA(L)	Rock Bank BVS	Full construction programme						
							8-14	TP	Working area	N/A						
							8-15	CA(SS)	Pipeline	Full construction programme						
126	The Longview Equine Company Limited					1	8-09	TP	Construction compound	N/A	Y	N	Negotiations commenced September 2022. A letter was issued on 23 September 2022 to highlight to tenants that Heads of Terms had been shared with landowners and to encourage and facilitate engagement for an agreement. Tenant acknowledged receipt of tenant letter on 7 October 2022 and queried timeframe for lease, which was answered. Meeting arranged on 23 January 2023 and held on 27 January 2023 to provide a project update. Updated Heads of Terms were sent to the tenant on 6 April 2023. Call made on 12 June 2023 and follow up email sent, to attain potential contact details for freeholder which would help move both freeholder and tenant negotiations. Email sent on 30 June 2023 offering opportunity for a virtual meeting. Chaser email sent 14 July 2023 requesting availability for a Teams meeting to provide project update. Chaser email for comments on Heads of Terms sent to landowner on 26 July 2023. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. The Applicant issued updated Head of Terms on 1 August 2023 to the landowner providing a further uplift on its commercial offer. Emailed landowner with electronic copy of Heads of Terms on 17 August 2023 and offered opportunity to have a follow up site meeting. Landowner confirmed receipt of electronic copy on 17 August 2023. The Applicant sent another chaser email on 21 August 2023 to the tenant, offering an opportunity for a Teams meeting to provide an update on the project. Follow up emails were sent to the landowner and tenant on 8 September 2023. Negotiations on signing the updated Heads of Terms are ongoing.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							8-10	CA(SS)	Pipeline	N/A						
							8-12	CA(L)	Rock Bank BVS	N/A						
							8-15	CA(SS)	Pipeline	N/A						

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Obj No.	Name / Organisation (Landowner / Tenant)	IP/ AP Ref No[1]	RR Ref No	WR Ref No	Other Doc Ref No	BoR Part 1, 2, 3?	Plots	Powers (CA(L)/ CA(SS)/ CA(R)/ TP[2])	Purpose for which powers sought	Duration of TP	CA?	Blight?	Detail of negotiations and progress made since last update	Agreed?[3]	Status and summary of Objection	Outstanding matters, next steps and progress anticipated by end of Examination
127	The North of England Zoological Society					1	7-06	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 9 July 2022. Follow up on 28 July 2022 confirmed receipt of the Heads of Terms and answered a query about the deadline for their return. A further follow up on 25 August 2022 was made to request availability for a meeting. Meeting was held on 8 September 2022 to discuss the Heads of Terms. Key issues related to professional fees, the timing of pipeline construction compared with the option and lease process and timeframes for the option. The landowner requested a copy of the Heads of Terms in an editable format, and feedback on alternative wording is awaited. Comments were received from land agent on Heads of Terms on 5 October 2022. The land agent followed up to request a response on the comments provided. Call made to agent on 10 November 2022 to provide an update on the Heads of Terms. Follow up email received from agent requesting and update on 24 January 2023, to which a response was provided. Follow up email received from agent requesting and update on timescales on 16 February 2023, to which a response was provided. Email received from land agent on 17 February 2023 regarding Heads of Terms. Follow up email received from agent requesting an update on 3 March 2023, to which a response was provided on 6 March 2023 to confirm that the revised terms were being prepared for issue. Updated Heads of Terms were sent to the landowner and agent on 15 March 2023. Land agent provided comment on 23 March 2023 relating to timeframe for works compared with option and lease periods. Meeting arranged on 4 April 2023 to be held on 12 April 2023. Meeting undertaken on 12 April regarding Heads of Terms. Email received from the landowner on 12 May 2023 requesting an update, the Applicant followed up and provided an update on 30 May 2023. Further emails providing updates on Heads of Terms sent between the landowner and the Applicant on 6 June 2023, 13 June 2023 and 16 June 2023. The Applicant sent a follow up email to the landowner's agent on 30 June 2023 to request availability for a teams meeting to discuss the Heads of Terms. Responses received by landowner's agent regarding revised Heads of Terms on 4 July and 11 July 2023, to which the Applicant provided an email response on 11 July 2023. Telephone conversation held on 11 July 2023 with land agent to discuss matters, with follow-up email received from land agent on the same day. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. Further to recent engagement with the landowners agent. The Applicant issued updated Head of Terms on 5 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. The Applicant emailed the landowner's agent on 18 August 2023 to follow up on the revised Heads of Terms and offered a meeting. Land agent responded on 23 August with similar concerns relating to timeframe for works compared with option and lease periods. An email was sent to the landowner 's agent on 7 September 2023 with the intention of setting up a meeting between the landowner's lawyers and the Applicant's lawyers. The Applicant's lawyers sent an email to the landowner's lawyers on 7 September 2023 requesting availability for a meeting to discuss Heads of Terms. The Applicant received a response from the landowner's lawyers stating they were awaiting an update from their client on 11 September 2023. Negotiations are ongoing.	N	None received	Ongoing discussions and meetings. The Applicant believes Heads of Terms are close to being agreed.
							7-07	CA(SS)	Pipeline	N/A						
							7-08	CA(SS)	Pipeline	N/A						
							7-09	CA(SS)	Pipeline	Full construction programme						
							7-10	TP	Working area	N/A						
							8-01	CA(SS)	Pipeline	Full construction programme						
8-02	TP	Working area	N/A													

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Obj No.	Name / Organisation (Landowner / Tenant)	IP/ AP Ref No[1]	RR Ref No	WR Ref No	Other Doc Ref No	BoR Part 1, 2, 3?	Plots	Powers (CA(L)/ CA(SS)/ CA(R)/ TP[2])	Purpose for which powers sought	Duration of TP	CA?	Blight?	Detail of negotiations and progress made since last update	Agreed?[3]	Status and summary of Objection	Outstanding matters, next steps and progress anticipated by end of Examination
128	The Welsh Ministers		083			1	17-22	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 5 September 2022. Emailed contacts within the Transport and Landscape departments to check receipt of Heads of Terms on 21 September 2022. An email was sent on 29 September 2022, advising of an additional plot to be included in the Heads of Terms. Updated Heads of Terms issued on 7 November 2022 with amended plan. Followed up with landowner on 21 November 2022, who requested on 22 November 2022 that another copy be sent, which was sent. Landowner confirmed receipt of Heads of Terms on 29 November 2022. Followed up on 5 December 2022, and landowner responded to confirm the Heads of Terms had been passed to legal department. Further follow up to request update attempted on 16 December 2022 and 12 January 2023. Updated provided by the landowner on 23 January 2023 to confirm that the engineers were reviewing the terms. Updated Heads of Terms were sent to the landowner and agent on 31 March 2023. Followed up on 11 April 2023 and 26 May 2023 to confirm receipt of Heads of Terms, and discussion regarding Welsh Ministers as a Crown body. Follow up email sent on 16 June 2023, asking for comments on revised Heads of Terms and availability for a Teams meeting. Email response from Crown body on 16 June 2023 requesting amended land plan with Heads of Terms. Email providing explanation for land included in Heads of Terms plan sent on 26 June 2023. Follow up email sent on 5 July 2023. Received a technical enquiry about the pipeline on 10 July 2023. Responded on 12 July 2023. Awaiting further input from engineers. Teams meeting held on 14 July 2023 to discuss Statement of Common Ground. Follow up email sent on the same day with section 135 Crown consent letter. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. The Applicant issued updated Head of Terms on 1 August 2023 to the landowner providing a further uplift on its commercial offer. The Applicant emailed a copy of the updated Heads of Terms to the landowner on 4 August 2023. Follow up email sent on 8 August 2023 to request availability for a Teams meeting to discuss updated Heads of Terms. Landowner responded on 8 August 2023 that a meeting can be arranged with the Legal Team. The Applicant sent an email to the landowner on 18 August 2023 asking for contact details of member of the Legal Team, to set up a follow up Heads of Terms meeting. Chaser email sent to landowner on 24 August 2023 asking for contact details of member of the Legal Team who will be dealing with the Heads of Terms going forward. Further correspondence with the landowner on 31 August 2023, in which the landowner disputed the extent of their interest in plots 19-10, 19-11, 19-12, 20-01, 20-02, 20-03, 20-05 and 20-06. Call with landowner on 1 September 2023 to clarify further, with updated section 135 Crown consent letter issued to landowner following this. Further correspondence regarding their interest in the above plots exchanged on 5 and 6 September, with the Applicant providing a further draft of the section 135 letter. Follow up email sent to the landowner on 8 September 2023 to chase for a contact on their legal team to progress Heads of Terms. The landowner responded on the same day with a contact in their legal team. The Heads of Terms were emailed to this contact on 8 September 2023. A response was received from the legal team on 11 September 2023 stating that they were awaiting instruction from transport colleagues. The Applicant followed up on 20 September 2023 with an email to request an update from the transport team.	N	Discussions ongoing. Issues from Cadw relating to historic landscape, but no issues raised relating to compulsory acquisition	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							17-24	CA(SS)	Pipeline	N/A						
							18-26	CA(SS)	Pipeline	N/A						
							19-10	CA(SS)	Pipeline	N/A						
							19-11	CA(SS)	Pipeline	N/A						
							19-12	CA(SS)	Pipeline	N/A						
							20-01	CA(SS)	Pipeline	N/A						
							20-02	CA(SS)	Pipeline	N/A						
							20-03	CA(SS)	Pipeline	N/A						
							20-05	CA(SS)	Pipeline	N/A						
							20-06	CA(SS)	Pipeline	N/A						

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Obj No.	Name / Organisation (Landowner / Tenant)	IP/ AP Ref No[1]	RR Ref No	WR Ref No	Other Doc Ref No	BoR Part 1, 2, 3?	Plots	Powers (CA(L)/ CA(SS)/ CA(R)/ TP[2])	Purpose for which powers sought	Duration of TP	CA?	Blight?	Detail of negotiations and progress made since last update	Agreed?[3]	Status and summary of Objection	Outstanding matters, next steps and progress anticipated by end of Examination
129	William Merfyn Parry					1	27-01	CA(SS)	Pentre Halkyn BVS	Full construction programme	Y	N	Negotiations commenced September 2022. A letter was issued on 23 September 2022 to highlight to tenants that Heads of Terms had been shared with landowners and to encourage and facilitate engagement for an agreement. Followed up to confirm receipt of tenant letter on 14 December 2022 and issued a new copy. Site meeting held on 1 March 2023 to provide a project update. Meeting held with land agent on 30 March 2023 to discuss the updated Heads of Terms. Updated Heads of Terms were sent to the tenant on 6 April 2023. Follow up calls and voice messages left to land agent on 19 and 23 June 2023, requesting availability for client Heads of Terms meetings. Email sent to land agent on 30 June 2023 requesting a meeting week commencing 3 July 2023 to discuss Heads of Terms. Further email sent to landowner's land agent on 11 July 2023 requesting availability for client meetings to further discuss Heads of Terms as no response received to email on 30 June 2023. Response received from landowner's agent on 12 July 2023, to which the Applicant responded and a meeting has been arranged for 20 July 2023. Further to recent engagement with the landowner's agent on 20 July 2023, the Applicant issued updated Head of Terms on 1 August 2023 to the landowner and their agent providing a further uplift on its commercial offer. An email was received from the landowner's new land agent on 1 August 2023. The Applicant sent an email to the landowner's agent on 21 August 2023 requesting a meeting to discuss the updated commercial offer within the latest Heads of Terms issued on 1 August 2023. The Applicant received a response from the landowner's agent on 22 August 2023 advising they do not wish to have any further meetings until the commercial offerings are further increased and that they will not be taking any steps to move forward unless the commercial offer is increased again. The Applicant responded on 30 August 2023 to express their disappointment that the landowners' agent did not wish to further engage. The Applicant also re-iterated that the uplifted commercial offering in place reflects recent comparable land transactions, is considered by the Applicant's advisors to be a fair reflection of the current open market value of the land, and no further increases are proposed. A further response was then received on 31 August 2023 from the landowner's agent clarifying that they would continue to engage with the Applicant. The Applicant responded to the landowner's agent on 31 August 2023 reconfirming their position on the commercial offering. The Applicant will seek to meet with the landowner's agent in order to try and resolve this matter. The Applicant received a response from the landowner's agent on 5 September 2023 advising they would be willing to meet for a meaningful discussion. The Applicant responded on 8 September 2023 and provided further evidence of recent comparable market transactions and requested a meeting to discuss the Heads of Terms. A site meeting has been arranged with landowner for 11 September 2023. A positive meeting was held with the landowner, their agent and the tenant on 11 September 2023 to provide a general project update in terms of examination timescales and progress. The landowner's agent called the Applicant on 12 September 2023 to request the landowner's uplifted Heads of Terms be sent to two of their colleagues - the Applicant emailed the Heads of Terms on 13 September 2023. The Applicant sent a further email on 20 September 2023 requesting availability for a meeting to have a further discussion on the Heads of Terms, in particular regarding recent comparable market transactions. The applicant notes from the meeting on 11 September 2023 that the existing tenancy is due to end in spring 2023. Negotiations on signing the Heads of Terms are ongoing.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							27-02	TP	Working area	N/A						
							27-03	CA(L)	Pentre Halkyn BVS	N/A						
							28-01	TP	Working area	N/A						
							28-03	CA(R)	Access to Pentre Halkyn BVS	N/A						
28-04	CA(L)	Pentre Halkyn BVS	N/A													

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Obj No.	Name / Organisation (Landowner / Tenant)	IP/ AP Ref No[1]	RR Ref No	WR Ref No	Other Doc Ref No	BoR Part 1, 2, 3?	Plots	Powers (CA(L)/ CA(SS)/ CA(R)/ TP[2])	Purpose for which powers sought	Duration of TP	CA?	Blight?	Detail of negotiations and progress made since last update	Agreed?[3]	Status and summary of Objection	Outstanding matters, next steps and progress anticipated by end of Examination
130	W.T. Banks & Co (Farming) Limited					1	12-20	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 5 September 2022. Further Heads of Terms for construction compound were issued on 27 August 2022. Meeting on 29 July 2022 included a discussion on the alternative compound and potential area required. The landowner acknowledged receipt and raised queries about the consideration payment proposed. Meeting was arranged on 9 September 2022 to discuss the Heads of Terms, including the potential for alternative consideration values for hardstanding and commercial premises. A further letter was issued on 23 September 2022 to highlight to tenants that Heads of Terms had been shared with landowners and to encourage and facilitate engagement for an agreement. An email was sent on 29 September 2022, advising of correction to the for plot 13-08 to be included in the Heads of Terms. Call made on 17 October 2022 to confirm that the details discussed with the landowner are under review. Call on 8 November 2022 to update on the proposed reissue of Heads of Terms. Meeting arranged and held on 14 November 2022 to discuss rewording of Heads of Terms. Landowner confirmed he would be willing to sign the updated Heads of Terms subject to updates to wording and consideration value. Call on 8 December 2022 to update on progress and to reassure that the decision is progressing. Call on 23 December 2022 to update on progress. Various calls between January 2023 and April 2023 to provide regular updates on progress. Updated Heads of Terms in preparation and will be issued shortly. Phone call with the landowner on 19 May 2023 to discuss dates for a meeting to discuss Heads of Terms. Meeting held 26 May 2023 to discuss Heads of Terms. Email sent to the landowner on 19 June 2023 providing an update on the Heads of Terms. Telephone call to landowner on 3 July 2023 to provide project update. Email sent to landowner on 14 July 2023 requesting availability for a meeting to discuss Heads of Terms. Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for pipeline issued on 5 September 2022. Further Heads of Terms for construction compound were issued on 27 August 2022. Meeting on 29 July 2022 included a discussion on the alternative compound and potential area required. The landowner acknowledged receipt and raised queries about the consideration payment proposed. Meeting was arranged on 9 September 2022 to discuss the Heads of Terms, including the potential for alternative consideration values for hardstanding and commercial premises. Emails were sent on 29 and 30 September 2022, advising of additional plots to be included in the Heads of Terms. Call made on 17 October 2022 to confirm that the details discussed with the landowner had been acknowledged. Call on 8 November 2022 to update on the proposed reissue of Heads of Terms. Meeting arranged and held on 14 November 2022 to discuss rewording of Heads of Terms. Landowner confirmed he would be willing to sign the updated Heads of Terms subject to updates to wording and consideration value. Call on 8 December 2022 to update on progress. Call on 23 December 2022 to update on progress. Various calls between January 2023 and April 2023 to provide regular updates on progress. Updated Heads of Terms in preparation and will be issued shortly. Phone call with the landowner on 19 May 2023 to discuss dates for a meeting to discuss Heads of Terms. Meeting held 26 May 2023 to discuss Heads of Terms. Email sent to the landowner on 19 June 2023 providing an update on the Heads of Terms. Telephone call to landowner on 3 July 2023 to provide project update. Email sent to landowner on 14 July 2023 requesting availability for a meeting to discuss Heads of Terms. The Applicant had a telephone call with the landowner on 4 August 2023 to provide an update on the Heads of Terms. Further communication held with the landowner on 7 August 2023 and offered to meet regarding outstanding points on the Heads of Terms proposed week commencing 14 August 2023. The landowner was unavailable for the meeting and the Applicant left a voicemail to the landowner on 23 August 2023. The Applicant spoke further with the landowner on 3 September 2023 and will issue bespoke updated Heads of Terms as soon as the landowner has confirmed they are happy with the proposals. The Applicant spoke with the landowner on 20 September 2023 and has agreed to meet them on site on 22 September 2023 to discuss updated Heads of Terms.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							12-21	CA(R)	Access to pipeline	N/A						
							13-01	CA(R)	Access to pipeline	N/A						
							13-02	CA(R)	Access to pipeline	N/A						
							13-03	CA(R)	Access to pipeline	N/A						
							13-04	CA(R)	Access to pipeline	N/A						
							13-05	CA(R)	Access to pipeline	N/A						
							13-06	CA(R)	Access to pipeline	N/A						
							13-08	CA(SS)	Pipeline	N/A						
							13-09	CA(SS)	Pipeline	N/A						
							13-10	CA(R)	Access to pipeline	N/A						
							13-11	CA(R)	Access to pipeline	N/A						
							13-12	CA(SS)	Pipeline	Full construction programme						
							13-13	TP	Construction access only	Full construction programme						
							13-14	TP	Construction compound	Full construction programme						
							13-15	TP	Construction access only	Full construction programme						
							13-16	TP	Construction compound	Full construction programme						
							13-18	TP	Construction access only	N/A						
							13-20	CA(SS)	Pipeline	N/A						
							13-21	CA(SS)	Pipeline	N/A						
14-01	TP	Construction compound	Full construction programme													
14-02	TP	Construction access only	Full construction programme													
14-03	TP	Construction access only	N/A													

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131	Wales and West Housing Association Limited					1	17-03	CA(L)	Aston Hill BVS	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for AGI and pipeline issued on 27 August 2022. Further Heads of Terms for a proposed compound were issued on 27 August 2022. Landowner acknowledged receipt of Heads of Terms on 2 September 2022, and confirmed they had been passed onto the relevant department on 9 September 2022. This was followed up on 15 September 2022 to request contact details for the relevant department and offer a meeting. Received confirmation on 16 September 2022 that the Heads of Terms had been passed to the development manager in the North, with whom contact details has been requested to arrange a meeting. Contact details for the development manager were provided on 16 September 2022, and a voice message was left on 21 September 2022 to request availability for a meeting. Further follow ups were made to Development Manager on 5, 7, 20 and 25 October and 17 November 2022, and to other team members on 28 November and 9 December 2022. A response was received from the on 9 December 2022 to confirm they were chasing internally for comments. Further follow ups were made with Development Delivery Manager on 4, 12 and 20 January 2023. Updated Heads of Terms were sent to the landowner and agent on 6 April 2023. Follow up made with Development Delivery Manager on 3 May 2023. Attempts to call the Land & Partnerships Manager were made on 12, 16, 26 May 2023 and 12 June 2023. Follow up email sent on 16 May 2023, 26 May 2023 and 12 June 2023 to check who at the organisation is looking into the Heads of Terms. Follow up call made to landowner on 23 June 2023, requesting initial comments and to provide an electronic copy of the revised Heads of Terms. Teams meeting arranged for 10 July 2023 to discuss Heads of Terms. Teams meeting held on 10 July 2023 to discuss the proposed surface sites on the land and Heads of Terms in more detail. Follow up email from the Applicant sent on 10 July 2023, to which the landowner responded on 11 July 2023 that the Heads of Terms are being reviewed internally. The Applicant has continued to review its commercial offering and benchmark this against comparable land transactions. The Applicant issued updated Head of Terms on 1 August 2023 to the landowner providing a further uplift on its commercial offer. Emailed landowner with electronic copy of Heads of Terms on 17 August 2023 and offered opportunity to have a follow up site meeting. Chaser email sent to landowner on 24 August 2023 for availability for a follow up meeting to discuss the revised Heads of Terms. A further email was sent to the landowner on 8 September 2023 after no response had been received from the email on 24 August. A response was received from the landowner on the same day. A meeting has been arranged with the landowner for 15 September 2023. Negotiations on signing the updated Heads of Terms are ongoing. The Applicant and landowner held a meeting on 15 September to discuss the Heads of Terms, the meeting was positive overall and both parties will work together to complete negotiations as soon as possible.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner.
							17-04	CA(L)	Aston Hill BVS	Full construction programme						
							17-05	TP	Working area	N/A						
							17-06	CA(SS)	Pipeline	N/A						
							17-07	CA(SS)	Pipeline	Full construction programme						
134	William Bruce Kendall, Jeremy Henry Moore Newsum, Michael George Alexander McIintock					1	27-01	CA(SS)	Pentre Halkyn BVS	N/A	Y	N	Negotiations commenced September 2022. Heads of Terms for mines and minerals issued on 26 September 2022. Followed up on 21 and 27 October 2022 to confirm receipt. Follow ups made with agent on 4 and 17 November 2022, 2, 9 and 15 December 2022 and 10 and 25 January 2023. No responses received. Updated Heads of Terms were sent to the landowner and agent on 15 March 2023. Follow up call made to the land agent on 3 May 2023 to provide initial comments and arrange a meeting later in May. Follow up email sent on 26 May 2023 for initial comments on Heads of Terms. Call to Estate Office on 12 June 2023 but land agent was out of office, and is due to call back later the same week. Two chaser calls made to the Estate Office on 23 June 2023 but land agent was not able to speak. Chaser email to land agent on 30 June 2023 to ask for comments on Heads of Terms to be provided. Attempted chaser call to land agent on 11 July 2023 for comments on Heads of Terms, with call back requested. Attempted to call land agent on 18 August 2023, but land agent was not available so a message was left with the Estate office to call back and discuss the Heads of Terms in more detail. A follow up email was sent to the landowners' agent on 8 September 2023. Chaser call was made on 18 September 2023 to the Estate Office, and message was taken by reception. Negotiations on signing Heads of Terms are ongoing.	N	None received	Ongoing discussions and meetings. The Applicant remains open and committed to reaching a voluntary agreement with the landowner
							27-02	TP	Working area	Full construction programme						
							27-03	CA(L)	Pentre Halkyn BVS	N/A						
							28-01	TP	Working area	Full construction programme						
							28-03	CA(R)	Access to Pentre Halkyn BVS	N/A						
							28-04	CA(L)	Pentre Halkyn BVS	N/A						

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135	William Francis Somerset					1	17-23	CA(SS)	Pipeline	N/A	Y	N	Negotiations commenced May 2022. Engagement letter commencing negotiations sent on 12 May 2022, and Heads of Terms for potential pipeline issued on 15 September 2022. Heads of Terms were agreed and returned on 19 September 2022. Updated Heads of Terms were sent to the landowner and agent on 15 March 2023. The updated Heads of Terms were agreed and returned on 23 March 2023. The Applicant emailed the landowner on 20 September 2023 to notify them that there had been a commercial uplift to the land value that would apply should the Option need to be triggered.	Y	None received	Heads of Terms signed. Agreement to be completed in due course.
136	Eni UK Limited					1	22-08 25-03 25-05 25-08 25-09 25-10 27-01 27-02 27-03 29-02 29-03 29-04 29-05 29-06	CA(SS) TP CA(L) TP TP CA(L) CA(SS) TP CA(L) TP CA(SS) CA(SS) CA(L) TP	Pipeline Working area Cornist Lane BVS Cornist Lane BVS Cornist Lane BVS Cornist Lane BVS Pentre Halkyn BVS Pentre Halkyn BVS Pentre Halkyn BVS Working area Babell BVS Babell BVS Babell BVS Working area	N/A Full construction programme N/A Full construction programme Full construction programme N/A N/A Full construction programme N/A Full construction programme N/A N/A N/A Full construction programme	Y	N	Existing interests held by the Applicant. Negotiations not required.	N	N/A	N/A
137	Ad medium filum interests					1	10-04 10-04a 12-19 16-12 16-14 16-15 16-18 17-40 18-24 18-27 18-32 19-12 20-06 20-19b	CA(SS) TP CA(SS) CA(SS) CA(SS) CA(SS) CA(SS) CA(SS) CA(SS) CA(SS) CA(SS) CA(SS) CA(SS) CA(SS) TP	Pipeline Working area Pipeline Pipeline Pipeline Pipeline Pipeline Pipeline Pipeline Pipeline Pipeline Pipeline Pipeline Pipeline Access to Northop Hall AGI	N/A Full construction programme N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A Full construction programme	Y	N	Engagement as part of the consultation and land referencing process. As minor interests in the subsoil beneath the road, these interests have not yet been contacted to discuss negotiations. Ongoing negotiations with multiple landowners.	N	Discussions ongoing – one objections received from Helen Louise Eadon-Sinkinson (ad medium filum interest in plot 16-14). Issues relate to running pipeline under road, safety aspects and proximity of pipeline to property.	Ongoing discussions and meetings. Negotiations will continue after the close of examination.

¹ IP/AP Ref Nos are not held by the Applicant or publicly available and has therefore been left blank

² CA(L): Compulsory acquisition of land at the surface; CA(SS): Compulsory acquisition of subsurface; CA(R): Compulsory acquisition of rights; TP: Temporary possession

³ Denotes if voluntary agreement has been reached with the landowner – where Y, row is highlighted green